

# FINDLAY CITY COUNCIL AGENDA

REGULAR SESSION

August 5, 2014

COUNCIL CHAMBERS

## ROLL CALL of 2014-2015 Councilmembers

### ACCEPTANCE/CHANGES TO PREVIOUS CITY COUNCIL MEETING MINUTES:

- Acceptance or changes to the July 15, 2014 Public Hearing minutes for the rezoning of 107 Allen Street/1217 North Main Street.
- Acceptance or changes to the July 15, 2014 Public Hearing minutes for revenue estimates for fiscal year 2015.
- Acceptance or changes to the July 15, 2014 Regular Session City Council meeting minutes

### ADD-ON/REPLACEMENT/REMOVAL FROM THE AGENDA – none.

### PROCLAMATIONS – none.

### RECOGNITION/RETIREMENT RESOLUTIONS – none.

### WRITTEN COMMUNICATIONS:

#### Blanchard River Watershed Partnership President Tim Brugeman – request to address Council on August 5, 2014

A progress report with a request for continuation of matching grant funds for the Blanchard River Watershed Partnership (BRWP) was submitted to Council. The BRWP has made great strides in preserving their water quality in Findlay and the six (6) counties of the Blanchard River watershed. The strength of the partnership continues to be the participation of communities with various agencies, non-profit groups and citizens working towards improved water quality on this mission. Mr. Brugeman would like to address Council with a brief update and be included on tonight's agenda.

### ORAL COMMUNICATIONS - none.

### PETITIONS:

#### Alley vacation request – Olney Street from Morrical Boulevard east to Lima Avenue

Jimmy Grose is requesting a street vacation for Olney Street from Morrical Boulevard east to Lima Avenue. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

### REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Findlay City Board of Health minutes – June 18, 2014.

#### Health Commissioner Stephen Mills – Findlay Area Safe Kids

The Findlay City Health Department is currently serving as fiscal agent and coordinator for the Findlay Area Safe Kids Chapter, special project #319242. Safe Kids is a nationwide organization dedicated solely to the prevention of unintentional childhood injuries. Child passenger safety is one of the main ongoing objectives of the group. They currently have a program in place to help families in need by providing convertible and booster car seats at no cost to those that qualify. However, one area of gap in our community has been for families that have an infant but have no car seat for that child. The Kiwanis Club of Findlay has generously donated \$924 for infant-only car seats to be given through the Findlay City Health Department for people in need. An appropriation of \$924.00 to project #319242 is needed in order to purchase these infant-only car seats is requested. Ordinance No. 2014-068 was created.

FROM: General Fund (Donations)	\$ 924.00	
TO: Safe Kids Project #31924200		\$ 924.00

#### Service-Safety Director Paul Schmelzer – 2014 sewer cleaning (large diameter) project #35641600

By authorization of Ordinance 2014-006, bids were opened for this project on July 16, 2014. One bid was received from Lake County Sewer in the amount of one hundred twenty-four thousand five hundred twenty-two dollars (\$124,522.00). Alternate bids for four (4) additional sewer sections were also considered. An appropriation for the base bid and one alternate along with contingency and inspection is needed. The project is included in the 2014 Capital Improvements Plan that was adopted by Council on February 18, 2014. Legislation to appropriate funds is requested. Ordinance No. 2014-068 was created.

FROM: Sewer Fund	\$ 140,000.00	
TO: 2014 Sewer Cleaning project #35641600		\$ 140,000.00

#### Findlay Fire Department Fire Chief Thomas Lonyo – Wal-Mart grant and memorial donations

The department recently received a Wal-Mart Foundation grant in the amount of one thousand dollars (\$1,000.00) as well as two (2) memorial donations. The Wal-Mart Foundation has again graciously provided the department the fiscal means to purchase approximately two hundred (200) smoke detectors. The department will be able to continue the practice of supplying the general public with free smoke detectors upon request.

The department also received two (2) memorial donations in 2014. Whirlpool donated a check in the amount of thirty-five dollars (\$35.00) in memory of Jimmy Patterson. D. E. Klinger also provided a memorial donation in the amount of forty dollars (\$40.00) on behalf of David Downing. Legislation to appropriate these donations into the Fire Department's operating budget for the purpose of purchasing smoke detectors is requested. In recent year, Council has waived the need for these requests to be forwarded to the Appropriations Committee since they were specific in nature. Ordinance No. 2014-068 was created.

FROM: General Fund (Wal-Mart grant & misc contributions)	\$ 1,075.00	
TO: Fire Department #21014000-other		\$ 1,075.00

**Chief of Police Gregory Horne – appropriation of funds**

The Police Department recently received a check from Wal-Mart in the amount of one thousand dollars (\$1,000.00) to help fund their Crime Prevention Program. Legislation to appropriate funds is requested. Ordinance No. 2014-068 was created.

FROM: General Fund (Wal-Mart contribution) \$ 1,000.00  
TO: Police Department #21012000-other \$ 1,000.00

**Service-Safety Director Paul Schmelzer – fire truck insurance payment**

The city has received payment for the repair of a fire truck from an accident from the other party's insurance company in the amount of one thousand eight hundred seventy-two dollars and four cents (\$1,872.04) which has been deposited in the General Fund. Legislation to appropriate funds is requested. Ordinance No. 2014-068 was created.

FROM: General Fund (insurance proceeds) \$ 1,872.04  
TO: Fire Department #21014000-other \$ 1,872.04

**City Planning Commission minutes – July 10, 2014; agenda – August 14, 2014.**

**Service-Safety Director Paul Schmelzer – Fire Department rescue equipment**

Our Fire Department has been taking a proactive look at our inventory of rescue equipment that would be used for high elevation incidents. The constructions projects that will be taking place in the City are also an opportunity to train. Gilbane Building Company has been coordinating with our staff to train and has offered to upgrade our crane rescue equipment at a significant discount to the City. The equipment would be housed in the crane(2) during the construction of the MPC projects and would be donated back to the City at the conclusion of the project. Gilbane has offered to pay two-thirds (2/3) of the cost of the equipment. The City would reimburse Gilbane for one-third (1/3) of the fifteen thousand dollars (\$15,000.00) estimated cost. This will enhance the safety of MPC contractors, our staff, and workers in the future. Legislation to appropriate funds is requested.

FROM: Capital Improvements CIT \$ 5,000.00  
TO: Fire Department Equipment #21014000-other \$ 5,000.00

Ordinance No. 2014-069 was created.

**Mayor Lydia Mihalik – appointment to City Planning Commission**

Request for confirmation for appointment of Jackie Schroeder to the City Planning Commission to fill the expired term of Thom Hershey through December 31, 2019. This appointment does not require Council confirmation.

**Findlay Fire Department Activities Report – June 2014.**

**Service-Safety Director Paul Schmelzer – FFD Ladder 4 and Engine 4 replacement**

The 5-year Capital Plan calls for an expenditure of seven hundred thousand dollars (\$700,000.00) for a vehicle to accommodate the combined replacement of Ladder 4 and Engine 4.

The department formulated a truck committee earlier this year to evaluate the current status of the aging fleet, identify current deficiencies in response capabilities, and set short and long term objectives in fleet management and replacement schedules. The truck committee was formulated from a population which included representatives from all three (3) battalions. Department-wide surveys were utilized to build a consensus of the department when addressing key issues discussed amongst the committee members.

The group has identified opportunities that the City may be able to take advantage of should we move the allocation and purchase into 2014. This would not result in an additional charge against our capital funds. Needs to be referred to the Appropriations Committee.

**City Income Tax Monthly Collection Report – July 2014.**

**Findlay Police Department Activities Report – July 2014.**

**COMMITTEE REPORTS:**

A COMMITTEE OF THE WHOLE meeting was held on Tuesday, July 29, 2014 to discuss a Municipal Building Court improvements.

A COMMITTEE OF THE WHOLE meeting was held on Tuesday, July 29, 2014 to discuss a Findlay City Schools' request for a new bus facility on vacant land adjacent to Cooper Field. Findlay City Schools have withdrawn the request.

**LEGISLATION  
RESOLUTIONS:**

none.

**ORDINANCES:**

**ORDINANCE NO. 2014-041** (Sixth St vacation – public hearing on 8/5/14)

AN ORDINANCE VACATING A CERTAIN ALLEY (HEREINAFTER REFERED TO AS SIXTH STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

tabled

**ORDINANCE NO. 2014-043** (*Eastern Woods Office Park rezone – public hearing on 8/5/14*) **tabled**  
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS EASTERN WOODS OFFICE PARK REZONE) WHICH PREVIOUSLY WAS ZONED "C1 LOCAL COMMERCIAL" TO "O1 OFFICE INSTITUTION".

**ORDINANCE NO. 2014-044** (*E Hardin St & E Lincoln St rezone – public hearing on 8/5/14*) **tabled**  
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS EAST HARDIN STREET AND EAST LINCOLN STREET REZONE) WHICH PREVIOUSLY WAS ZONED "C2 GENERAL COMMERCIAL DISTRICT" TO "C3 DOWNTOWN COMMERCIAL DISTRICT".

**ORDINANCE NO. 2014-063** (*115 Harrington Ave rezone – public hearing on 8/19/14*) **second reading**  
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 115 HARRINGTON AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R2 SINGLE FAMILY, MEDIUM DENSITY" TO "R4 TWO-FAMILY, HIGH DENSITY".

**ORDINANCE NO. 2014-064** (*123 Walnut St rezone – public hearing on 8/19/14*) **second reading**  
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 123 WALNUT STREET REZONE) WHICH PREVIOUSLY WAS ZONED "C2 GENERAL COMMERCIAL" TO "R3 SINGLE FAMILY, HIGH DENSITY".

**ORDINANCE NO. 2014-065** (*waterline construction costs at the Performing Arts Center*) **second reading**  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2014-067** (*Municipal Building Court improvements*) **second reading**  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2014-068** **first reading**  
(*Health Dept Safe Kids grant; 2014 sewer cleaning large diameter project; FD smoke detectors grant & donations; FD fire truck insurance payment*)  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2014-069** (*FD rescue equipment*) **first reading**  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2014-070** (*mid-year reallocation*) **first reading**  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

## **UNFINISHED BUSINESS**

OLD BUSINESS  
NEW BUSINESS



Blanchard River Watershed Partnership  
P.O. Box 1237  
Findlay, OH. 45839-1237

Phil Martin, Coordinator  
419.422.6487

July 30, 2014

Findlay City Council  
c/o James P. Slough, Council President  
318 Dorney Plaza, Rm. 114  
Findlay Ohio 45840

**Re: Request to Address Council Tuesday August 5**

Dear City Council Members,

In recent weeks you should have received a progress report with a request for continuation of matching grant funds for the Blanchard River Watershed Partnership (BRWP). I ask to address Council with a brief update and be included in your agenda for the Tuesday August 5 City Council Meeting.

The BRWP has made great strides in preserving our water quality in Findlay and the 6 counties of the Blanchard River watershed. The strength of the Partnership continues to be the participation of communities with various agencies, non-profit groups and citizens working towards improved water quality on this MISSION.

Please advise if this meeting works for our report. Thank you.

Sincerely,  
For the Board of Directors

A handwritten signature in blue ink that reads 'Tim Brugeman' with a long horizontal flourish extending to the right.

Tim Brugeman, President  
Cell #419-672-8897

c. Mayor Lydia Mihalik  
Denise DeVore, Council Clerk

ALLEY/STREET VACATION PETITION

FEE PAID \_\_\_\_\_

DATE \_\_\_\_\_

ADVERTISING AND FILING FEES PAID \_\_\_\_\_ DATE \_\_\_\_\_

HONORABLE MAYOR AND COUNCIL, CITY OF FINDLAY, OHIO:

We, the undersigned, being owners of property abutting the requested Street vacation shown on the attached plat, respectfully petition (street/alley)

your Honorable Body to vacate the Street described as: street/alley

Olney St. from Morrical Blvd east to  
Lima Ave.

Being further described as abutting the following described LOTS in the SUBDIVISION of:

N/A

A \$75.00 fee is submitted to pay for the cost of vacating the above-described street (street or alley)

We agree to pay all cost and/or assessments that are now or have been constructed serving this property. Upon adoption of legislation, applicable advertising and filing fees will be invoiced to the petitioner. A plat of the area showing the portion to be vacated & a list of all property owners on that portion of the alley running from street to street, but not in the request for vacation are attached.

OWNER	ADDRESS	LOT NUMBER
<input checked="" type="checkbox"/> Tim Nagt & Michael Nagt <i>[Signature]</i>	0 Morrical Blvd, Findlay, OH	60000345020
<input checked="" type="checkbox"/> <i>[Signature]</i>		
<input checked="" type="checkbox"/> New Vision Fellowship <i>[Signature]</i>	1648 Lima Ave, Findlay, OH	60000101191
<input checked="" type="checkbox"/> <i>[Signature]</i>		
<input checked="" type="checkbox"/> Mary Houtz <i>[Signature]</i>	1650 Lima Ave, Findlay, OH	60000101190
<input checked="" type="checkbox"/> <i>[Signature]</i>		

TO: Applicants for Street or alley Vacation

FROM: Council Clerk

City law requires persons requesting the vacation of a street or alley to file a petition with City Council. Council then refers the request to the City Planning Commission and the Planning & Zoning Committee for their findings. These Committees file their report with Council, who in turn makes the final ruling on the request.

## **APPLICATION REQUIREMENTS**

Petition forms are available in the Council Clerk's Office. It requires the signature of a majority of the property owners that abut the requested vacation. A plat of the area shall accompany the application indicating the street or alley to be vacated. This plat can be obtained from the City Engineer's Office.

In addition to the petition for an alley vacation being signed by the abutting property owners, which is notice, if said proposed alley vacation is less than the full alley running from street to street, either north and south or east and west as the case may be, then the Clerk will also send notices to the abutting property owners on that portion of the alley extended but not in the request for vacation. For example, if an alley runs from north to south from street A to street B, intersected by a east-west alley, and the request is to vacate the alley running from street A to the intersecting east-west alley, then the abutting property owners on the remaining portion of that north-south alley between street A and street B shall also receive notice of the petition to vacate from the Council Clerk. (Rules of Procedure, as amended, of Findlay City Council).

Ideally, the petition must be signed by all abutting property owners. If not, a Public Notice of Consideration to Vacate has to be advertised in the Courier for six consecutive weeks. The cost of the advertising shall be paid by the petitioner. Anyone wishing to address Council concerning the petition may do so as a result of the publication. This can occur at any of the three readings which Council must give an Ordinance that vacates right-of-way.

## **FEE**

At the time of submitting the request to the Council Clerk, a **\$75.00 non-refundable fee** shall accompany the petition. This is to off-set some of the City's expenses. **Upon adoption of legislation, applicable advertising and filing fees will be invoiced to the petitioner.**

## **ASSESSMENTS**

By law, if there were assessments to the abutting properties for improvements to the street or utilities, the petitioners are to pay the assessment fee for the property being vacated. These assessments, if any, are recorded in the City Engineer's Office. They are requested to be researched for the property upon legislation request. The petitioners will be invoiced for the total expense, and it must be paid before Council will vacate the street or alley.

## **PLANNING COMMISSION ACTION**

Planning Commission action on vacation petitions will be in the form of a recommendation to City Council. Council may then either concur with the Commission's recommendation or override it. Concurring action may be accomplished with a simple majority vote, while overriding action requires a two-thirds (2/3) vote of Council. Notice of the Planning Commission Meeting will be sent from the Engineer's Office to the filer of the petition advising him/her when the request shall be heard.

## **COMMITTEE ACTION**

This Committee's action will be in the form of a recommendation to City Council. Council may then either concur with the Committee's recommendation or override it. Action is a simple majority vote to concur or override the Committee report. Notice of the Planning & Zoning Committee Meeting will be sent by the Council Clerk to the petitioners advising them when the request shall be heard.

## **CITY COUNCIL ACTION**

Once the petition is placed on Council's agenda, it will be referred to the City Planning Commission and the Committee with all documentation submitted. Both the City Planning

Commission and the Planning & Zoning Committee shall review the request. Upon their findings, Council will request legislation and give it three (3) separate readings if the vacation is to proceed.

In order to vacate a public right-of-way, City Council must adopt an ordinance doing so. Normally, legislation is prepared when the Planning & Zoning Committee recommends that an action be taken. However, appropriate legislation can be drawn at the request of any Council member, whether or not the vacation is supported by the Committee. Ordinances require three readings prior to adoption, and this normally occurs over the course of three consecutive meetings of Council.

A majority affirmative vote of at least five (5) members is necessary to enact a vacation ordinance. If Council disagrees with the Planning Commission's recommendation, it will take six (6) affirmative votes of members of Council to enact a vacation ordinance. The ordinance is not effective until at least 30 days after signing by the Mayor.

Revised 12-05

Name of Contact Person Jimmy Glose

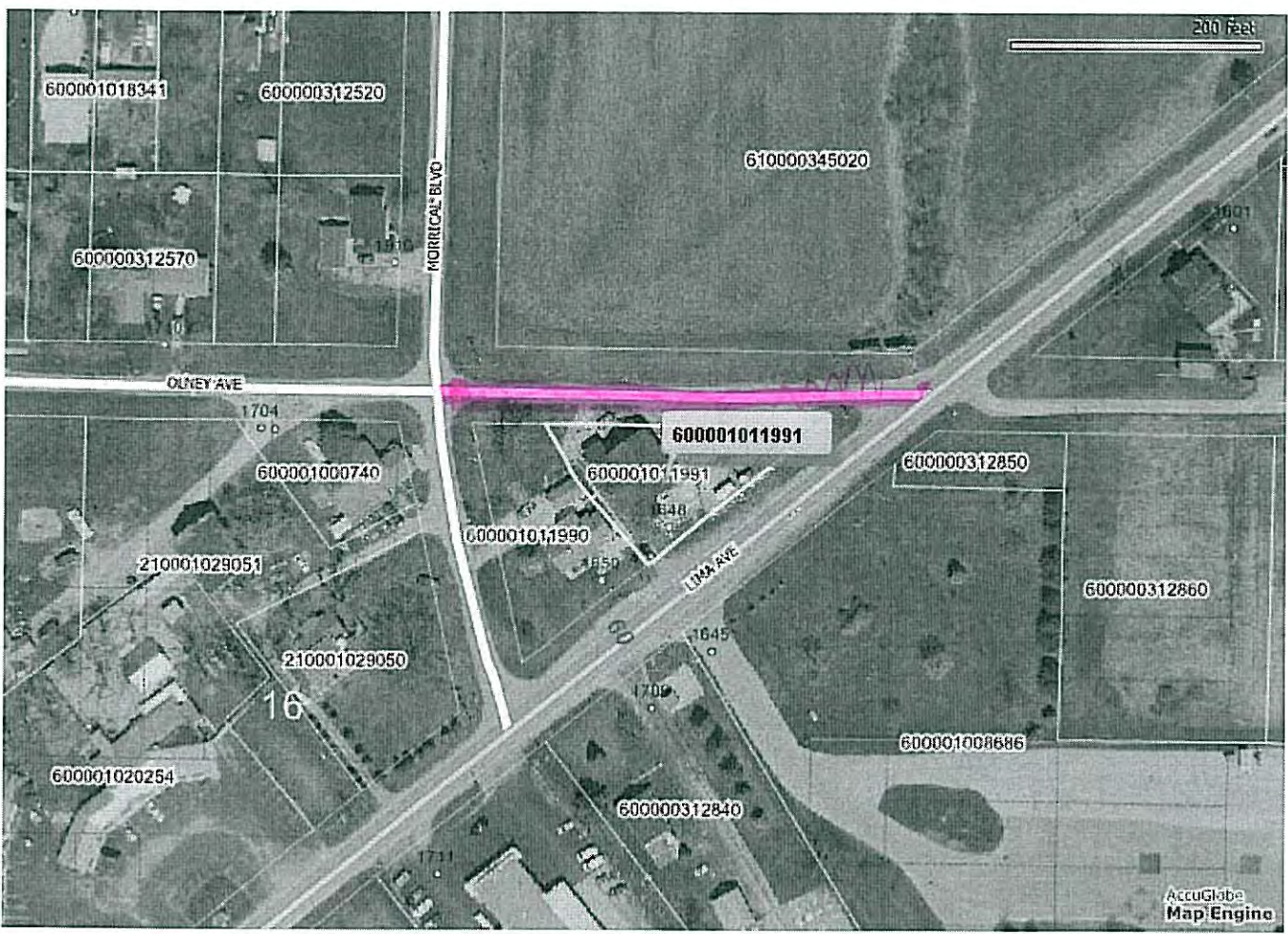
Mailing Address 1753 Lima Ave Findlay OH 45840

Phone No. (Home) \_\_\_\_\_ (Business) - 919-422-4738 / 567-525-6003  
7/21/2014 \_\_\_\_\_  
(date) (Signature of Contact Person)

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### Hancock County GIS



Notes



## FINDLAY CITY BOARD OF HEALTH MINUTES

REGULAR SESSION

June 18, 2014

FINDLAY CITY HEALTH DEPARTMENT

### Members Attendance:

- X Mayor Lydia Mihalik, *President Ex Officio*
- X Dr. Stephen Mills, Health Commissioner/Board Secretary
- X Mr. Gregory Cline, *President Pro Tempore*
- A Mr. William Alge
- A Dr. Robert McEvoy
- A Mrs. Joan Work
- X Mr. James Niemeier

### Staff Attendance:

- X Mrs. Barbara Wilhelm, Deputy Health Commissioner
- X Mr. Craig Niese, Environmental Health Director
- X Mrs. Becky Bern, Nursing Director
- A Mr. Eric Helms, Plumbing Inspector
- X Mr. Chad Masters, Emergency Response

### Guest:

**Call to Order:** Mayor Lydia Mihalik called the meeting to order at 7:35 A.M.

**Minutes:** Due to lack of quorum the May minutes were not approved. Mayor Mihalik proceeded with division reports.

### HEALTH COMMISSIONER REPORT

1. Dr. Mills shared highlights from the 2014 Spring Combined Public Health Conference that he attended in May. At the conference Interim Department of Health Director Lance Himes discussed some strategies of ODH including Sharing Initiatives in a High Tech World, the Affordable Care Act and Medicaid expansion. The state of Ohio is also focusing on initiatives to address infant mortality, tobacco use, obesity and electronic health records. Dr. Mills also shared a copy of Ohio's Plan to Reduce and Prevent Chronic Disease.
2. Dr. Andre Gilbert, President of the Hancock County Medical Society, has written a letter to Senator Hite asking the state to lead the crusade to continue clean indoor air for all Ohioans by treating electronic cigarettes the way we treat tobacco and regulating their use indoors. The health department has already sent a similar letter to both Senator Hite and Representative Sprague. In addition, Board President Greg Cline just signed a letter this morning that will be addressed to food establishments asking them to consider prohibiting the use of e-cigarettes in their establishments. Dr. Mills noted that he recently received a copy of the Surgeon General's Report entitled *The Health Consequences of Smoking-50 Years of Progress* and reviewed it to see if it mentioned the use of e-cigarettes. He found that during 2011-2012 data suggested a doubling of electronic cigarette use among U.S. middle and high school students. We are now seeing a new generation of young adults being addicted to nicotine.

### DEPUTY HEALTH COMMISSIONER REPORT

1. Mrs. Wilhelm reported good news with this year's CFHS grant. This was a competitive year for the grant and as a result of receiving the new award cycle we were able to get a total grant award of \$53,000 which is up nearly \$13,000 from previous awards. CFHS stands for

Child and Family Health Services and this grant helps fund Health Educator Noah Stuby's work in the schools with fitness and obesity. There was also money budgeted for the health department portion of a new community health assessment that should be conducted in the spring of 2015. This grant runs for July 1 to June 30, 2015. This year we also received funds to conduct a new smoking cessation program called Baby and Me Tobacco Free. This fits in well with our community health improvement plan to add smoking cessation opportunities as well as with the state's improvement plan to decrease infant mortality as smoking during pregnancy is associated with low birth weights and infant mortality. Trainings for this program should be held in July or August. Dr. Mills asked if smoking cessation could be billed under the Affordable Care Act and Mrs. Wilhelm felt it would be important to position ourselves to be able to bill insurance companies if this is possible.

Mrs. Wilhelm also reported that she and Health Educator Noah Stuby are currently working on applying for a large federal grant from the CDC entitled Partnerships to Improve Community Health. The grant is very competitive but two of the requirements for the grant are that a community coalition has been in place for at least two years dedicated to improving community health and a community health improvement plan is in place; two components we already have through our Be Healthy Now Hancock County Coalition. Some of the strategies being included in the grant include a comprehensive school pilot program, fitness zones, a consultant to work with the community on improving healthy food access, a mobile food market, restaurant incentive program and a community website. Mrs. Wilhelm noted that even if the grant is not awarded to us she did not feel the effort is in vain as the process of thinking through and preparing the grant will help us be ready to apply for additional grant opportunities that may come along.

2. Britney Ward from the Hospital Council of Northwest Ohio asked Mrs. Wilhelm to put together a list of services that the health department provides to be used in the merger discussions. Although she just asked for a list of services Mrs. Wilhelm felt it was also important to identify the staffing levels associated with the programs and to also quantify the scope of the services. She has emailed a copy to Ms. Ward but also provided a copy to the Board for their information.
3. Mrs. Wilhelm also shared with the Board that she has been approached by Bill Ruse, former CEO of Blanchard Valley Hospital, about an innovative proposal he had for changing our health care delivery system. In the model he has advocated to strengthen the role of public health in the delivery of health care to women and children and asked for her feedback. He used a model that France uses to provide intense service to pregnant women and children and noted how this would improve the dismal infant mortality rate that the United States currently has. Mrs. Wilhelm discussed with him the current state of public health departments in Ohio and the interrelated issue of mental health. As a result the conversation has broadened to include Precia Stuby from the ADAMHS Board. It was suggested that to further the discussion on this topic the conversation should be taken to Greg Moody at the Office of Health Transformation at the state level.

## **NURSING REPORT**

1. The nursing department is now ordering large supplies of private vaccine as they prepare to transition away from state supplied vaccine. Mrs. Bern also noted that we are seeing more private insurance clients coming in to the clinic.

## **ENVIRONMENTAL HEALTH REPORT**

1. Mr. Niese reported that the mosquito sprayer was brought to Toledo last month for calibration and testing and it was found to be ready for use. He reminded the Board that last fall discussion was held regarding the future of the mosquito spraying program and SSD Schmelzer was in support of replacing the sprayer (due to age) and restocking the chemical supplies to continue the program. In assessing the machine and the chemical inventory Mr. Niese feels we have enough to get by this season and noted that the best deal for chemicals and sprayers would be in the fall after mosquito season is over. Mr. Niese felt it would be prudent to wait until the fall to restock chemical supplies and replace the machine when the prices would be lowest. Mayor Mihalik noted that the city is preparing to do chemical bids shortly and this might be an opportunity to add this type of chemical to the bid. She will discuss this with Mr. Schmelzer and it is likely Donna in engineering will reach out to Mr. Niese for more information.

## **EMERGENCY RESPONSE / EPI REPORT**

1. Mr. Masters informed the Board that the Ohio Department of Health (ODH) will be providing an additional \$15,251 for the Public Health Emergency Preparedness (PHEP) Grant. This funding was made possible through carryover money from ODH. This money will be utilized to pay for almost all of Mr. Masters' salary and benefits as the department's epidemiologist. It will also cover the pager stipend and additionally, the funding will be used to send Mr. Masters to the 2015 Public Health Preparedness Summit in Atlanta, GA next April. This conference is an excellent opportunity to learn more about public health on the national level and ways to implement best practices here in Findlay. The attendance at this conference will also be beneficial when the Health Department applies for accreditation.
2. Mr. Masters also updated the Board on the measles situation. There are currently 316 cases in 9 counties throughout Ohio. There are still no cases in Findlay or Hancock County. Many of the cases are Amish in northeast Ohio and have not been vaccinated, and all the other cases are in people who have either not been vaccinated with MMR or children who had not received their 2<sup>nd</sup> MMR dose. The Health Department has received calls from individuals who are unsure about their MMR vaccination status and the Health Department is encouraging them to receive the vaccine.

Mr. Masters told the Board that he had been asked by Colleen Abrams, Infection Control Preventionist at Blanchard Valley Hospital, to give a presentation on the measles and mumps outbreaks in Ohio and the Middle Eastern Respiratory Syndrome Coronavirus (MERS-CoV) on July 17<sup>th</sup>. The audience will be other hospital infection control preventionists, long-term care representatives, and healthcare vendors.

### **PLUMBING REPORT**

1. Mrs. Wilhelm reported that two new Habitat projects will be starting at 1810 and 1814 Payne Ave. and noted that this is usually taken to the Board of Health to determine if plumbing fees should be waived. Mr. Cline felt that based on past experience it would be acceptable to go ahead and waive the fees without Board approval since we lack a quorum.

### **MEETING REQUESTS**

Due to lack of quorum the meeting requests were not approved.

### **OLD/UNFINISHED BUSINESS**

None

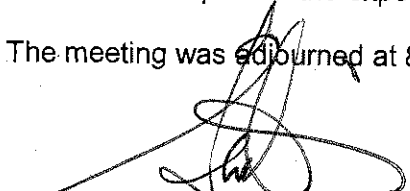
### **NEW BUSINESS**

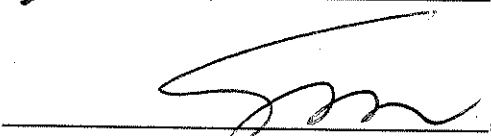
None

### **EXPENSES**

Due to lack of quorum the expenses were not approved.

The meeting was adjourned at 8:06 A.M.

  
\_\_\_\_\_, President

  
\_\_\_\_\_, Secretary (Health Commissioner)

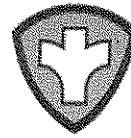


## CITY HEALTH DEPARTMENT

1644 Tiffin Avenue, Suite A  
Findlay OH 45840

(419) 424 . 7105 Telephone  
(419) 424 . 7420 Plumbing  
(419) 424 . 7189 FAX

(419) 424 . 7441 Nursing  
(419) 424 . 7188 Environmental Health  
(419) 424 . 7106 Vital Statistics



**Public Health**  
Prevent. Promote. Protect.

Stephen D. Mills, DO  
Health Commissioner

### BOARD OF HEALTH

- Lydia L. Mihalik, Mayor  
-President Ex Officio
- Gregory W. Cline, R PH  
-President Pro Tempore
- William S. Alge, Jr
- Robert E. McEvoy, MD
- James Niemeyer
- B. Joan Work, RN

July 15, 2014

Re: Findlay Area Safe Kids

To the Honorable City Council,

The Findlay City Health Department is currently serving as fiscal agent and coordinator for the *Findlay Area Safe Kids Chapter*, special project #319242.

*Safe Kids* is a nationwide organization dedicated solely to the prevention of unintentional childhood injuries. Child passenger safety is one of the main ongoing objectives of the group. We currently have in place a program to help families in need by providing convertible and booster car seats at no cost to those that qualify. However, one area of gap in our community has been for families that have an infant but have no car seat for that child. The Kiwanis Club of Findlay has generously donated \$924 to provide for the cost of infant-only car seats, to be given through the Findlay City Health Department, for people in need.

In order that we may purchase these infant-only car seats, I respectfully ask Council to appropriate this \$924 to project #319242 to be used to further our mission.

Thank you for your prompt attention in this matter and should you have any questions feel free to contact Nursing Director Becky Bern at the Findlay City Health Department.

Sincerely,

Stephen Mills D.O.  
Health Commissioner

XC Don Rasmussen  
Jim Staschiak

# Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310  
Findlay, OH 45840  
Telephone: 419-424-7137 • Fax: 419-424-7245  
www.findlayohio.com

Paul E. Schmelzer, P.E., P.S.  
Service-Safety Director

July 21, 2014

Honorable City Council  
Findlay, OH 45840

RE: 2014 Sewer Cleaning (Large Diameter), Project No. 35641600

Dear Council Members:

By authorization of Ordinance 2014-6, bids were opened for the above-referenced project on July 16, 2014. One bid was received from Lake County Sewer in the amount of \$124,522. Alternate bids for four additional sewer sections were also considered. An appropriation for the base bid and one alternate along with contingency and inspection is needed.

The project is included in the 2014 Capital Improvements Plan that was adopted by Council on February 18, 2014. By copy of this letter, the Law Director is requested to prepare the necessary legislation to appropriate the funds as follows:

FROM:	Sewer Fund	\$140,000	
TO:	2014 Sewer Cleaning Project #35641600		\$140,000

Thank you for your consideration in this matter.

Sincerely,



Paul E. Schmelzer, P.E., P.S.  
Service-Safety Director

pc: Donald J. Rasmussen, Director of Law  
Jim Staschiak II, City Auditor  
Engineering Department  
File

*NEED LEGISLATION TO TRANSFER*



## Findlay Fire Department

Thomas R. Lonyo, Chief

720 South Main Street

Findlay, OH 45840

Telephone: 419-424-7129 • Fax: 419-424-7849



DATE: July 22, 2014

TO: Findlay City Council

RE: Wal-Mart Grant & Memorial Donations

Dear Findlay City Council Members,

The department recently received a Wal-Mart Foundation Grant in the amount of one-thousand (\$1,000.00) as well as two memorial donations. The Wal-Mart Foundation has again graciously provided the department the fiscal means to purchase approximately two-hundred smoke detectors. The department will be able to continue the practice of supplying the general public with free smoke detectors upon request.

The department also received two memorial donations in 2014. Whirlpool donated a check in the amount of thirty-five dollars (\$35.00) in memory of Jimmy Patterson. D. E. Klinger also provided a memorial donation in the amount of forty dollars (\$40.00) on behalf of David Downing. I would respectfully request that Council appropriate these memorials and the Wal-Mart Foundation grant into the fire department's operating budget for the purpose of purchasing smoke detectors.

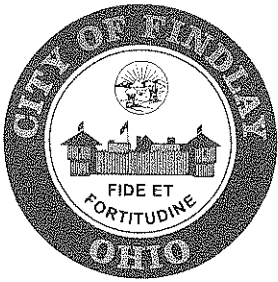
In recent years, Council has waived the need for these requests to be forwarded to the Appropriations Committee since they were specific in nature. I would again ask for that same consideration and the funds be appropriated to the department's 201014000-332300 line item.

If you have any further questions, please feel free to contact me.

Sincerely,

Thomas R. Lonyo  
Chief

Cc. Paul Schmelzer - Safety-Service Director  
Don Rasmussen - Law Director



# City of Findlay

Lydia Mihalik, Mayor

## POLICE DEPARTMENT

Gregory R. Horne, Chief of Police  
318 Dorney Plaza, Room 207 • Findlay, OH 45840  
Phone: 419-424-7194 • Fax: 419-424-7296  
[www.findlayohio.com](http://www.findlayohio.com)

July 30, 2014

Paul E. Schmelzer, P.E., P.S.  
Service-Safety Director  
City of Findlay  
Findlay, Ohio 45840

Re: Appropriation of Funds

Dear Paul,

The Police Department recently received a check from Walmart in the amount of \$1,000.00 to help fund our Crime Prevention Program. I respectfully request that the money be appropriated as follows:

FROM:	General Fund (Wal-Mart contribution)	\$1,000.00
TO:	Police Department (21012000-other)	\$1,000.00

Thank you for your consideration in this matter. If you should have any further questions I will be happy to answer them for you.

Sincerely,

Gregory R. Horne  
Chief of Police



# Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310  
Findlay, OH 45840  
Telephone: 419-424-7137 • Fax: 419-424-7245  
www.findlayohio.com

July 23, 2014

Honorable City Council  
City of Findlay, Ohio

Dear Council Members:

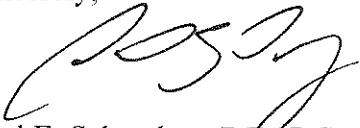
The City has received payment for the repair of a fire truck from an accident from the other party's insurance company in the amount of \$1872.04. It has been deposited in the General Fund.

An appropriation is respectfully requested as follows:

FROM:	General Fund	\$1872.04
TO:	Fire Department 21014000-other	\$1872.04

Thank you for your consideration.

Sincerely,

  
Paul E. Schmelzer, P.E., P.S.  
Service-Safety Director

cc: Donald J. Rasmussen, Director of Law  
Jim Staschiak II, City Auditor  
Fire Department  
File

# City of Findlay City Planning Commission

Thursday, July 10, 2014 - 9:00 AM  
Municipal Building, Council Chambers

## Minutes

(Staff Report Comments from the meeting are incorporated into the minutes in lighter text. Actual minutes begin with the DISCUSSION Section for each item)

**MEMBERS PRESENT:** Paul Schmelzer  
Dan Clinger  
Joe Opperman

**STAFF ATTENDING:** Judy Scrimshaw, HRPC Staff  
Eric Habegger, FFD  
Matt Cordonnier, HRPC Director  
Steve Wilson, City Engineering Department  
Todd Richard, Zoning Inspector

**GUESTS:** Dan Stone, Todd Jenkins, Lou Wilin, Reid Ponx, Jerry Murray, Brett Geis, Kurt Ohlrich, Phil Arnold, Mike Estes, Roman Zarazua, John Roush, Terry Shank, Kristy Laguardia, Joe Cecala, Dewey Harris

### CALL TO ORDER

### ROLL CALL

The following members were present:

Paul Schmelzer  
Dan Clinger  
Joe Opperman

### SWEARING IN

All those planning to give testimony were sworn in by J. Scrimshaw.

### APPROVAL OF MINUTES

Joe Opperman made a motion to approve the minutes of the June 12, 2014 meeting. Dan Clinger seconded. Motion to accept carried 3-0.

Dan Clinger made a motion to bring SP-10-2014 off the table. Joe Opperman seconded.

## **ITEMS TABLED AT JUNE 12, 2014 MEETING**

**SITE PLAN APPLICATION #SP-10-2014** filed by Gardner Brothers, LLC, 16067 SR 12, Findlay, OH for a **parking lot to be located at 223 S. Main Street, Findlay.**

### **HRPC**

#### **General Information**

The site in this request is located on the east side of S. Main Street in the mid 200 block. It is zoned C-3 Downtown. All surrounding parcels are also zoned C-3. The land is located within the 100 year flood plain. The Land Use Plan designates the area as Downtown.

#### **Parcel History**

The commercial structures on the site were demolished recently. The site plan submitted in June, 2014 was tabled by the Commission.

#### **Staff Analysis**

The applicant has submitted a new site plan to address the problems that the Commission saw in the first plan. The request is for the construction of a 37 space parking lot. We understand it to be built as a leased space lot.

The new site plan has eliminated the access point from Main Street. The existing alleys to the north and east of the parcel will be used for ingress and egress for the lot. Staff prefers that the east/west alley be made one way eastbound. The applicant can apply to Findlay Traffic Commission for this request.

The wall will be constructed across the entire frontage. Concrete curb stops will be used along the alley to prohibit cars from randomly accessing the lot from the alleyway.

The previous dumpster location was also problematic. The developer has moved it back about 4' from the east side to help with visibility along the alleyway.

#### **Staff Recommendation**

HRPC Staff recommends approval with the provision to make the east/west alley one way east.

### **ENGINEERING**

Access – Access from adjacent alleys is appropriate. We recommend the Traffic Commission consider making the alley on the north side of the lot one-way east bound to avoid conflicts at the Main Street intersection.

Stormwater Management – Site was previously 100% impervious so detention is not required, Grading plan for the lot is appropriate.

Sidewalks – Existing sidewalks will remain

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- A Flood Plain Development permit
- An approved Stormwater Pollution Prevention Plan

## FIRE PREVENTION

No Comment

## STAFF RECOMMENDATION

Staff recommends approval of SITE PLAN APPLICATION #SP-10-2014 for a parking lot to be located at 223 S. Main Street, Findlay subject to the following conditions:

- Applicant files a request to Traffic Commission to make the east/west alley one way east.

## DISCUSSION

Dan Clinger stated that the bumpers on the alley appear to be very close and vehicles will overhang into the alley. These should be adjusted. He also questioned why a dumpster is on the site. That is something not usually associated with a parking lot. He also asked how it was to be accessed. He wonders if a truck would need to go down the north/south alley the wrong way.

Reid Ponx replied that the dumpster could be rotated so the access would come off the parking lot. The owner asked for the dumpster because he owns some other properties nearby that could use additional dumpster space.

Mr. Clinger said he still didn't follow how they will serve the dumpster. Mr. Ponx replied that the truck can come in off Main Street through the parking lot and access it from the lot. The way it is shown now, a truck would have to come down the alley the wrong way on the east end of the parcel. Mr. Clinger questioned if a truck could make that turn into the parking lot. Mr. Ponx stated that there is no curb or obstruction at the entry so they should be able to make it. Also this should be done during off hours so there is no conflict with cars in the lot.

Paul Schmelzer stated that he just think that they need to functionally locate your bumper stops.

Mr. Clinger asked if they intended to do anything with the alley itself as far as paving. Reid Ponx replied yes. He stated that in order to get the drainage appropriate they will have to repave up to the edge of the building. With the former building being torn down, there is no good edge to match up with. The grades will be pretty much the same as they are now they just need to make a good transition between the lot and the alley. The alley is in pretty poor condition now.

Mr. Schmelzer asked if the client has any issues with one way traffic. Mr. Ponx replied that he had not indicated that he has any problem with one way traffic that he is aware of. Mr. Schmelzer stated that he can have that item added to the next Traffic Commission agenda if he would like. Mr. Ponx asked if someone needs to attend that meeting. Mr. Schmelzer commented that that is typical. He will let them know when it will be.

Matt Cordonnier said he wanted to clarify if it is to be one way east or west. Mr. Schmelzer stated that the recommendation read east. That is the way he will present it to the Traffic Commission for further discussion at that point.

## MOTION

Dan Clinger made a motion to approve SITE PLAN APPLICATION #SP-10-2014 for a parking lot to be located at 223 S. Main Street, Findlay subject to the following conditions:

- Alley is converted to one way
- The curb stops along the alley are adjusted to keep cars from overhanging
- Confirm that the dumpster access will not be an issue for traffic flow.

2<sup>nd</sup>: Paul Schmelzer

VOTE: Yay (3) Nay (0) Abstain (0)

### NEW ITEMS

**1. PETITION FOR ZONING AMENDMENT #ZA-07-2014** filed by Roman Zarazua to rezone **123 Walnut Street from C-2 General Commercial to R-3 Single Family Small Lot.**

#### HRPC

##### **General Information**

This request is located on the south side of Walnut Street. It is currently zoned C-2 General Commercial and all surrounding properties are also zoned C-2. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

##### **Parcel History**

This was the site of a small beauty shop.

##### **Staff Analysis**

The applicant is requesting the zone change to R-3 in order to convert the building into a residential property.

As stated above, the land use plan does call for the area to be residential. There are multiple residential properties in this block and directly across Walnut Street that are also zoned C-2.

HRPC Staff finds this to be a reasonable request.

##### **Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-07-2014** to rezone **123 Walnut from C-2 General Commercial to R-3 Single Family Small Lot.**

#### ENGINEERING

No objections.

#### FIRE PREVENTION

No Comment

#### STAFF RECOMMENDATION

Staff recommends that FCPC **recommend approval** to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-07-2014** to rezone **123 Walnut from C-2 General Commercial to R-3 Single Family Small Lot.**

#### DISCUSSION

Paul Schmelzer asked Mr. Zarazua to tell the Commission what he would like to do with the property in this request. Mr. Zarazua stated that he just wants to convert it to residential. The building and site are too small for business.

Dan Clinger asked if he planned to add to the building. Mr. Zarazua answered no. He will keep it the way it is.

Dan Clinger asked Staff if he could make that conversion now without the zone change. Judy Scrimshaw replied no. Residential is not permitted in C-2. If it had been a residence it would be considered a non-conforming use and continue as such. Mr. Clinger asked if the Land Use Plan did call for this to be Single Family Residential. He stated that there are numerous multi-family residences in the area. J. Scrimshaw replied yes to both.

Mr. Clinger asked if there is a more appropriate zoning district. Ms. Scrimshaw replied no because he wants single family and obviously this is a very small structure and could never be more than that. As you go east there is a row of houses that are all zoned C-2 also. Mr. Clinger asked if we know anything about the lot to the west. The home was torn down and he wonders if it is the same owner. Judy Scrimshaw replied that yes it is vacant and if is not owned by the applicant.

Paul Schmelzer asked to what extent the Land Use Plan showed residential. Ms. Scrimshaw replied that she did not have the plan with her, but she knows the whole block is residential and across Walnut Street also.

### **MOTION**

Paul Schmelzer made a **motion to recommend to Council approval of PETITION FOR ZONING AMENDMENT #ZA-07-2014 to rezone 123 Walnut Street from C-2 General Commercial to R-3 Single Family Small Lot.**

2<sup>nd</sup>: Dan Clinger

**VOTE:** Yay (3) Nay (0) Abstain (0)

**2. APPLICATION FOR FINAL PLAT #FP-05-2014** submitted by RLG Findlay II, Ltd & GCG Findlay II, Ltd, 10050 Innovation Drive, Suite 100, Dayton OH 45342 for a **Replat of Lots 1 & 2 of Independence Square.**

### **HRPC**

#### **General Information**

This request is located on the south side of Trenton Avenue just west of the I-75 ramp. It is zoned C-2 General Commercial. Properties on all sides of the parcel are also zoned R-3C-2. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

#### **Parcel History**

The lots in this replat are the site of a Bob Evans Restaurant and Max & Erma's Restaurant.

#### **Staff Analysis**

The applicant is replatting these two parcels to clear up changes in the property lines along Trenton Avenue due to recent acquisitions of right-of-way.

It appears that the right of way taking will place the property line right at the parking spaces

along the north side of both lots. The 10' setback will no longer exist through no fault of the developers.

**Staff Recommendation**

HRPC Staff recommends approval of **APPLICATION FOR FINAL PLAT #FP-05-2014** for a **Replat of Lots 1 & 2 of Independence Square.**

**ENGINEERING**

No Objections. Easements for the existing sanitary sewer and storm sewer will need to be maintained.

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2014** for a **Replat of Lots 1 & 2 of Independence Square.**

**DISCUSSION**

Mr. Schmelzer commented that this is pretty much a "no-brainer". It is a replat due to right-of-way taking for the bridge.

**MOTION**

Paul Schmelzer made a **motion to approve APPLICATION FOR FINAL PLAT #FP-05-2014 for a Replat of Lots 1 & 2 of Independence Square.**

2<sup>nd</sup>. Joe Opperman

**VOTE:** Yay (3) Nay (0) Abstain (0)

**3. APPLICATION FOR FINAL PLAT #FP-06-2014** filed by Michael Estes, 801 South Hill Trail, Findlay **to vacate an easement on Lots 6 & 7 of the Crystal Hill Addition.**

**HRPC**

**General Information**

The parcels in this request are located on the southwest corner of a bulb at West Hill Trail and South Hill Trail. The lots are zoned R-2 Single Family Medium Density. All surrounding lots are also zoned R-2. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Medium Lot.

**Parcel History**

None

**Staff Analysis**

The applicant is requesting to vacate an existing 10' sidewalk easement along the shared property line of Lots 6 and 7 in the Crystal Hill Addition. The only way to remove recorded easements on plats is to replat the parcels.

It appears that back in 1988 when this subdivision was approved, one of the conditions of approval was to place this easement between Lots 6 and 7 for the purpose of installing a sidewalk that could be connected with the stub of Glenwood Street to the west. At the time this subdivision was being approved, there were no sidewalks along Crystal Avenue. Any children living in this subdivision were close enough to Jacobs School that they would be in the walking zone. HRPC had requested the sidewalk connection to allow a safe route to the school for those students living here.

Today, the condition of Crystal Avenue is greatly improved and sidewalks are provided on both sides of the right-of-way. The owner of Lot 7 (Goldie, 1900 West Hill Trail) has a privacy fence which was installed along his edge of the easement. The new owner of Lot 6 (Estes, 801 South Hill Trail) wants to install a privacy fence on his property as well and would like to be able to remove the sidewalk rather than installing the fence along the easement line and effectively creating a "tunnel" between the fences. Mr. Goldie and Mr. Estes have agreed to combine the fences on the property line. Mr. Estes will install the new fence on the property line and Mr. Goldie will remove his and adjoin it at the ends to the new run.

While the intent for the easement and walkway was valid in 1988, Staff sees that the use is now obsolete and is supportive of the removal.

**Staff Recommendation**

HRPC Staff recommends approval of **APPLICATION FOR FINAL PLAT #FP-06-2014 to vacate an easement on Lots 6 & 7 of the Crystal Hill Addition.**

**ENGINEERING**

No Objections

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends approval of **APPLICATION FOR FINAL PLAT #FP-06-2014 to vacate an easement on Lots 6 & 7 of the Crystal Hill Addition.**

**DISCUSSION**

Dan Clinger stated that it looked like some of the area lays in water, so traversing it at some times is probably not ideal. He asked if anyone maintains it as far as snow removal and such and if it currently used by anyone. Mr. Estes replied that he currently maintains it in the winter. He snow blows when not covered in ice. He is usually not home when any students may be using it. He did notice a few bike riders toward the end of school season. He has only lived there the past six months.

Mr. Schmelzer asked if it is offset in the easement. Mr. Estes responded that they had found the pins and it is in the center. The portion that actually connects to Glenwood Street goes across the neighbor's backyard and is not within any easement. J. Scrimshaw pointed out the section on the map and stated that it has cut off a corner of his property. Part of the lot is behind his fence and he has to go back there to mow that little section south of the walk.

Mr. Estes pointed out that there is about a 45degree angle drop at the back of the property. He had Dave Jordan come out and look at it. Mr. Jordan had stated that there is no way it could be



ADA compliant. Mr. Estes pointed out that the front part is in poor condition - it is cracked up and broken. He asked if it is up to him to fix it. Mr. Schmelzer said that is correct. It would be up to the two property owners to repair. Paul Schmelzer also noted that if the walk is centered in the easement that it looks like the neighbor's fence is encroaching in the easement.

Dan Stone added that the back portion of these lots was designed to be the detention area. Mr. Estes stated that you can see the discoloration in the back part of the sidewalk. That is how high the water has been over the spring. It can get a foot or so deep back there. The neighbor's fence is also in poor condition due to the water laying there.

Mr. Schmelzer asked if Mr. Richard knew if the fence on the neighbor's property had a permit. Mr. Richard said that he hadn't look at that, but he assumed so.

Paul Schmelzer said that he could certainly understand the rationale for putting the sidewalk there in the 1980's. He also understands that conditions have changed significantly for the better on Crystal Avenue and he can see why he would make this request. He stated he is inclined to be in favor of the request and at least move it on to Council where other neighbors could voice an opinion as to why they think it should remain. Judy Scrimshaw responded that she didn't think this goes to Council. Council does not normally review plats. The Planning Commission is responsible for the platting process. Mr. Schmelzer asked if this is not interpreted as public right-of-way like an alley. Ms. Scrimshaw said it only refers to it as an easement and she thinks it would be like any utility easement on a plat. We do not send those to Council when someone replats to remove those.

Mr. Estes said the majority of the people he sees using the walk seem to be doing so for exercise. In his opinion, if you want to exercise, you can go the extra 1/2 block to Crystal. The alternative is that he places his fence 5' away from the centerline of the walk and creates a 7 1/2' wide "alleyway" between two 6' high fences. Mr. Schmelzer said that he thinks the other fence would need to be moved off the easement then. Mr. Estes said his understanding of an easement is that they just need to know that if they do build on it that it could be taken down at their expense if someone needs to remove it. Mr. Schmelzer stated that his interpretation has always been that you cannot put obstructions in an easement at all. Notwithstanding that he said he still thinks conditions in the neighborhood have changed specifically on Crystal Avenue. There are public access ways without this easement and he would be inclined to approve the request.

#### **MOTION**

Paul Schmelzer made a **motion to approve APPLICATION FOR FINAL PLAT #FP-06-2014 to vacate an easement on Lots 6 & 7 of the Crystal Hill Addition.**

2<sup>nd</sup>: Dan Clinger

**VOTE:** Yay (3) Nay (0) Abstain (0)

**4. APPLICATION FOR FINAL PLAT #FP-07-2014 filed by Rowmark, LLC, 2040 Industrial Drive, Findlay, OH for a Replat of Lots 4 & 5 in the Invision Place Subdivision.**

#### **HRPC**

##### **General Information**

This request is located on the east side of Hamlet Drive. It is currently zoned I-1 Light

Industrial. All surrounding parcels are also zoned I-1. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Industrial.

**Parcel History**

When the Invision Place Subdivision was initially platted, it was one large lot on Invision Drive (now Hamlet Drive) which was a cul-de-sac road. In 2008 the subdivision was replatted into 5 Lots along the same cul-de-sac. The street was renamed Hamlet Drive when Hamlet Protein established its business there. In 2011, the roadway was dedicated to extend Hamlet Drive south to connect into Production Drive.

**Staff Analysis**

When Hamlet Drive was extended and connected to Production Drive, the bulb from the former cul-de-sac was left in place. Parts of the bulb are located on both Lot 4 and Lot 5. This replat request will eliminate that unnecessary remaining right-of-way and create a straight line for the east side of Hamlet Drive.

A site plan for Rowmark is the next item on the agenda and the area of the cul-de-sac is being used in their development.

**Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-07-2014** filed by Rowmark, LLC, 2040 Industrial Drive, Findlay, OH for a **Replat of Lots 4 & 5 in the Invision Place Subdivision.**

**ENGINEERING**

No Objections.

Work in the right-of-way will need to be bonded.

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-07-2014** for a **Replat of Lots 4 & 5 in the Invision Place Subdivision.**

- Work in the right-of-way will need to be bonded. (ENG)

**DISCUSSION**

No discussion.

**MOTION**

Joe Opperman **made a motion to approve APPLICATION FOR FINAL PLAT #FP-07-2014 for a Replat of Lots 4 & 5 in the Invision Place Subdivision**

2<sup>nd</sup>. Paul Schmelzer

**VOTE:** Yay (3) Nay (0) Abstain (0)

**5. SITE PLAN APPLICATION #SP-14-2014** filed by Rowmark, LLC, 2040 Industrial Drive, Findlay **for construction of a new industrial building at 5409 Hamlet Drive.**

**HRPC**

**General Information**

This request is located on the east side of Hamlet Drive on Lot 5 of the Invision Place Subdivision. It is zoned I-1 Light Industrial. All surrounding lots are also zoned I-1. It is not located in the 100 year flood plain. The City Land Use Plan designates the area as Industrial.

**Parcel History**

None

**Staff Analysis**

The applicant is proposing to construct a new approximately 65,302 square foot industrial building. The building will consist of manufacturing, warehousing, maintenance, showroom and office components.

The building location well exceeds the setback requirements (50' front, 30' sides, 30' rear) for the I-1 District.

There are two (2) access points shown from Hamlet Drive for the facility. The parking lot is accessible from either entry. The north entry will also be used for trucks to access docks on that side of the building. There is also a paved lane along the south side of the building for use by maintenance. A parking lot for employees and visitors will be at the front of the building (west side). The plans state that the largest shift may have 50 employees. According to the parking standards in the City Zoning Ordinance, industrial operations require 1.1 spaces per employee on the largest shift. This formula calculates out to 55 required spaces. The plan shows 63 spaces.

Elevation drawings show the building at 36' high at the peak of the roof. There are two raw product storage silos at the northeast corner of the building which are 54' in height. The Industrial zone permits the primary structure to be a maximum of 60' high and silos are exempt from the height standards. There are no architectural standards for the Industrial district.

The submitted landscape plan shows adequate screening between the roadway and the parking lot. Bump outs within the parking lot have trees. Perimeter plantings abound along the front and partially down the sides of the building. There will be a large green space on the north side of the building until potentially needed for more parking in the future.

The lighting plan shows less than one foot candle at the property lines. The industrial district permits up to one foot candle if not abutting any residential uses.

A monument sign is indicated on the plan. No sign details were submitted. The sign will require a separate approval and permit from the zoning office

**ENGINEERING**

Access – Two (2) accesses onto Hamlet Drive are proposed which is appropriate for the industrial operation

Water & Sanitary Sewer – Sanitary sewer will be extended to the property from the east side of the Hamlet Protein building. Domestic water and fire services will be extended from the existing

line on Hamlet Drive. The tap locations for the water should take place within the right-of-way, not in the easement on the adjoining parcel. Additional fire hydrants will need to be placed per Findlay Fire Department.

Stormwater Management – Detention calculations need to be submitted when the easement issues are resolved with the regional detention facility.

Sidewalks – Sidewalks are not required in industrial areas

Recommendation: Conditional approval of the plan subject to stormwater detention and the water tap locations.

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permit
- Sanitary sewer permit

### **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department

Provide fire hydrants in the following locations: On the east side of Hamlet Dr. (south of the southern drive entrance), on the west side of Hamlet Dr. (directly across from northern drive entrance) and also within 100' of the FDC. Recommend to install an 8" fire line and place a private hydrant on this line. This recommendation will be dependent on the hydraulic calculations from a sprinkler engineer and their requirements.

If future expansion is made on the east side of the building or the eastern parcel is sold, provisions for the installation of a hydrant shall be made for the northern drive/north east corner of the lot at that time.

Fire Department Connection (FDC) shall be 5" Stortz connection with 30 degree elbow and the area shall be clear of parking spaces, landscaping and obstructions.

Outside notification shall be a horn/strobe working on water flow only.

A Knox Box is required for this structure.

Any natural gas or electric meters within the driving surface shall have crash protection.

### **STAFF RECOMMENDATION**

Staff recommends that FCPC **approve SITE PLAN APPLICATION #SP-14-2014** filed by Rowmark, LLC for construction of a new industrial building at 5409 Hamlet Drive subject to the following conditions:

- Conditional approval of the plan subject to stormwater detention (ENG)
- Water tap locations are within the right-of-way (ENG)
- Apply for all necessary permits with Wood County Building Department (FIRE)
- Provide fire hydrants in the following locations: On the east side of Hamlet Dr. (south of the southern drive entrance), on the west side of Hamlet Dr. (directly across from

northern drive entrance) and also within 100' of the FDC. Recommend to install an 8" fire line and place a private hydrant on this line. This recommendation will be dependent on the hydraulic calculations from a sprinkler engineer and their requirements. (FIRE)

- If future expansion is made on the east side of the building or the eastern parcel is sold, provisions for the installation of a hydrant shall be made for the northern drive/north east corner of the lot at that time. (FIRE)
- Fire Department Connection (FDC) shall be 5" Stortz connection with 30 degree elbow and the area shall be clear of parking spaces, landscaping and obstructions. (FIRE)
- Outside notification shall be a horn/strobe working on water flow only. (FIRE)
- A Knox Box is required for this structure. (FIRE)
- Any natural gas or electric meters within the driving surface shall have crash protection. (FIRE)

### **DISCUSSION**

Dan Clinger asked that if he abstains from this item, will that prevent the progress of the application until the next meeting. Paul Schmelzer replied that he had clarified this issue with the Law Director and that the majority of the quorum can vote and approve if he does abstain. Mr. Clinger stated that he had not been involved with the building or site development but did act as a consultant to review the building plans for Ohio Building Code review. He will abstain at this time.

### **MOTION**

Joe Opperman made a **motion to approve SITE PLAN APPLICATION #SP-14-2014 for construction of a new industrial building at 5409 Hamlet Drive subject to the following conditions:**

- Conditional approval of the plan subject to stormwater detention (ENG)
- Water tap locations are within the right-of-way (ENG)
- Apply for all necessary permits with Wood County Building Department (FIRE)
- Provide fire hydrants in the following locations: On the east side of Hamlet Dr. (south of the southern drive entrance), on the west side of Hamlet Dr. (directly across from northern drive entrance) and also within 100' of the FDC. Recommend to install an 8" fire line and place a private hydrant on this line. This recommendation will be dependent on the hydraulic calculations from a sprinkler engineer and their requirements. (FIRE)
- If future expansion is made on the east side of the building or the eastern parcel is sold, provisions for the installation of a hydrant shall be made for the northern drive/north east corner of the lot at that time. (FIRE)
- Fire Department Connection (FDC) shall be 5" Stortz connection with 30 degree elbow and the area shall be clear of parking spaces, landscaping and obstructions. (FIRE)
- Outside notification shall be a horn/strobe working on water flow only. (FIRE)
- A Knox Box is required for this structure. (FIRE)
- Any natural gas or electric meters within the driving surface shall have crash protection. (FIRE)

2<sup>nd</sup>. Paul Schmelzer

### **FURTHER DISCUSSION**

Paul Schmelzer asked what resolution they had come to for the storm water detention. Dan Stone replied that they will run along the east side of the roadway and get to the pond. The pond was set within an easement on the plat. It was sized to handle this parcel as well when designed.

Mr. Schmelzer asked if they had any issues with installing hydrants as requested. Mr. Stone replied they he wished to talk to the City about that. They were supposed to have been installed with public money when the road was developed. His client would like to see if there any assistance from the City with this. The hydrant that he shows as existing and is not there was supposed to have been installed.

Mr. Stone also commented that the water line is shown as being on the west side of a fence on the Best Buy property. He asked that if needed, would the City assist them in gaining access to that. Mr. Schmelzer stated that he did not think there would be any problem. Best Buy is well aware of where that easement is but the City would certainly assist if necessary.

**VOTE:** Yay (2) Nay (0) Abstain (1)

**6. SITE PLAN APPLICATION #SP-15-2014** filed by CLTS Enterprises, LLC, 17283 Road H-3, Continental, OH 45831 for **Checkers Express Car Wash to be located at 600 Trenton Ave., Findlay, OH.**

**HRPC**

**General Information**

This request is located on the northwest corner of Trenton Avenue and Bolton Street. It is currently zoned C-2 General Commercial. All land to the east, west and south is also zoned C-2. Land to the north is zoned I-1 Light Industrial. The property is not located within the 100 year flood plain. The City Land Use Plan designates the area as Regional Commercial.

**Parcel History**

Site of a self-serve car wash.

**Staff Analysis**

The applicant is proposing to demolish the existing car wash and construct a new automated car wash on the site.

The plan shows one 3600 square foot building running north/south parallel to Bolton Street. The lot has three (3) street frontages: Trenton Avenue on the south, Bolton Street on the east and Madison Avenue on the north. The zoning code provides a definition of a triple frontage lot which will allow a smaller setback on the Bolton Street side. (Potentially as little as 15 feet) Using that definition, the plus or minus 20' on the east side meets the requirement. The Trenton Avenue side requires 50' and the Madison Avenue side is a minimum 45 feet.

An existing curb cut onto Trenton Avenue has been eliminated. Ingress/egress will be via the drive at the north end of the parcel on Bolton Street. Once a vehicle has entered, it will travel around the site to the south side, through the pay islands, enter the car wash exiting out the north end where it can either exit the site by turning right or turn left and use the vacuum area. A second access point at the south end of the lot is a "bypass" drive. In earlier discussions with the developer he had referred to this as an exit only. If someone was queued up and had to leave or there was a problem with the car wash and they had to let people out it would be a way for them to exit. He had talked about a gate that an employee would have to open to allow for the exit. We don't see any gating indicated and would have some concern that a vehicle could accidentally

enter here and find themselves going the wrong way.

The building is designed in a race car theme. The color scheme is gray, black and red based. A "checkered flag" band accents three sides of the building. A mix of stone and block look finishes are used. The building is less than 30' tall at the highest point of the roof line. 60' is the maximum height allowed.

A dumpster enclosure is shown in the northwest corner of the lot. It is situated 10' off the property line. Because this is considered a second front yard due to its location on Madison Avenue, an accessory structure would not be permitted here. The options are very limited on this site. The site is however somewhat unique with its three (3) frontages. The north side of Madison Avenue is zoned Industrial and is the site of Modern Builder's Supply. The landscaping plan shows arborvitae planted in the tree lawn area around the enclosure to block it visually from the street and the property to the west. The developer seems to be willing to use whatever type of fence or wall for the enclosure that the Commission would like to see. HRPC sees this as a good case for the BZA granting a variance. If the developer does not want to pursue the course of a variance, the only option we see is removing the landscape island and one vacuum parking spot on the north end of the vacuum row to perhaps locate the dumpster here.

The sign location is shown at the corner of Trenton Avenue and Bolton Street. The developer has submitted a detail of a 7 ½ foot high low profile sign.

The entire perimeter of the site has landscaping. The island areas are fully planted as well as a great deal of perimeter planting around the building. Although the site is still mostly asphalt, it will definitely be an improvement with the grass areas that are available and all of the landscape details.

Our zoning code lists car washes as a Conditional Use in C-2 General Commercial. The Commission must grant that conditional use. A condition listed for car washes is that vacuum areas are only permitted in Industrial zoning. We recently had the case for the Zippy's car wash in the AutoZone/Wal-Mart area of Trenton Avenue. They are also zoned C-2 and were permitted the vacuums due to the fact that they are surrounded by Commercial zoning and uses and it was not considered as being disruptive to neighboring property. This is of course a similar case so Staff would recommend permitting the conditional use.

#### **Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-15-2014 for Checkers Express Car Wash to be located at 600 Trenton Ave., Findlay, OH with the following conditions:**

- CPC granting the Conditional Use
- A BZA variance for the location of the dumpster as shown or relocation of the dumpster to another area

#### **ENGINEERING**

Access – Two (2) accesses are shown onto Bolton Street with the northerly drive access being the primary entrance to the property.

Water & Sanitary Sewer – Existing services will be re-connected

Stormwater Management – The existing site is 100% impervious so stormwater detention will

not be required. Any detention that can be accommodated will help with drainage in the area.

Sidewalks – Existing sidewalks will remain.

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permit
- Sanitary sewer permit

### FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

Any natural gas or electric meters within the driving surface shall have crash protection

### STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-15-2014** for **Checkers**

**Express Car Wash to be located at 600 Trenton Ave., Findlay, OH subject to the following conditions:**

- CPC granting the Conditional Use (HRPC)
- A BZA variance for the location of the dumpster as shown or relocation of the dumpster to another area (HRPC)
- Apply for all necessary permits with Wood County Building Department (FIRE)
- Any natural gas or electric meters within the driving surface shall have crash protection (FIRE)

### DISCUSSION

Dan Clinger asked if the Engineer had just said that sidewalks would not be required on Bolton Street. Paul Schmelzer replied yes because there is not enough right-of-way existing to put a sidewalk a safe distance from the pavement. Mr. Schmelzer commented that he thinks this is a great looking site. He said he has used these carwashes many times in other cities. He knows the vacuums will not be an issue. **He stated that he has no problem granting the Conditional Use given that they are taking down an older facility and replacing it with a newer more modern one.** Mr. Schmelzer commented that he also liked the fact that the curb cut on Trenton Avenue will disappear. He asked Mr. Stone if they had considered putting a little island in the access to the south to prevent traffic from turning in there. Dan Stone replied that he and Mr. Roush have been talking about addressing that comment from HRPC.

P. Schmelzer stated that he does understand their logistical issue with the dumpster. He replied that that would be an issue for BZA and is not something CPC can resolve here. So the issue with the setback will stay in our comments but that is certainly a request they can make with BZA. He then commented that he would like to see if they would consider putting a sidewalk along Bolton Street on their property. There is a lot of pedestrian traffic that would probably like to get to Trenton. He does not want it right on the edge of the road however. Mr. Opperman asked if Mr. Schmelzer was making that a Conditional for Approval. Mr. Schmelzer stated no, he would just ask that they consider it. If we had room to do it safely in public right-of-way it would already be there.

John Roush introduced himself. He stated that he operates eight (8) similar car washes in Columbus. He feels it will be a neat thing for Findlay. They have a \$5, free vacuum car wash



with the most state of the art equipment. They use reclaimed water. Only about 15 gallons of fresh water is used per wash. The most expensive wash is only \$10. That will include things like tire shine and wax. He explained that after the wash, the client can come out and use the free vacuums. These are central producers and are extremely quiet. When you are at the vacuum all you hear is a bit of suction at the hose. There is some music outside to enhance the experience. Typically a customer will spend 5-6 minutes on the site. The employees do not ever physically touch your car. They have a very advanced wash and dry system. They have some car care products for sale inside the office. The business is always staffed when in operation. They try to maintain a very "Disneyworld" type clean operation. They always have staff there to keep the lot clean and assist getting the cars in and out.

Mr. Roush further stated that this is a very high speed model that can wash up to 100 cars per hour. The existing wash that is there now could only do about 30 cars per hour max in the 4 or 5 bays it has. He stated that the company loves what is happening along Trenton Avenue. There is new development and he feels that they will be a nice addition to that corridor.

Dan Clinger asked if he anticipated going to BZA with the dumpster location or if he would consider the alternative location. Mr. Roush replied that he definitely want to go to BZA. He stated that the site is somewhat unique with its three front yards. He says the dumpster location in the back corner is pretty benign. They plan on doing a stone surround with gates to make it visually "go away". Operationally, he said he would definitely want to keep the 10 vacuum spaces. On busy days he wants to be sure that their customers can spend the time they want to out there. If the dumpster is moved to the vac area, the maneuvering would be difficult. Right now a truck could easily drive in, pick it and then back out to leave. So he definitely wants to go before BZA. Mr. Clinger asked if another access onto Madison Avenue would help that. It's not a daily function and it could be for the trash and another access to the car wash.

Paul Schmelzer stated that he personally did not like that idea. Once an access, always an access. We are fortunate that they are willing to limit all access to Bolton Street.

Mr. Roush stated that they close the site off at night. There will be a "Sorry we are closed" chain across the entry. Vacuums and all are shut down at night. Hours will be posted at the entry.

Mr. Roush commented that the "emergency" access at the south end rarely gets used. They can't wash "Doolies", so we might need to direct one out occasionally or some vehicle that is too high. He said they can do "Do Not Enter" signs on Bolton and run a bright colored chain across to also get someone's attention.

Mr. Clinger stated that he liked that they have created some more green space along Trenton Avenue and have a very detailed landscape plan around the property. Mr. Roush replied that they are very big on landscaping. He stated that they will probably be the most landscaped spot on Trenton for a while. They consider it a part of the experience of being clean, modern and attractive.

#### **MOTION**

Dan Clinger made a motion to **approve SITE PLAN APPLICATION #SP-15-2014 for Checkers Express Car Wash to be located at 600 Trenton Ave., Findlay, OH subject to the following conditions:**

- A BZA variance for the location of the dumpster as shown or relocation of the dumpster

to another area (HRPC)

- Apply for all necessary permits with Wood County Building Department (FIRE)
- Any natural gas or electric meters within the driving surface shall have crash protection (FIRE)

2<sup>nd</sup>: Joe Opperman

**VOTE:** Yay (3) Nay (0) Abstain (0)

Joe Opperman made a **motion to grant the Conditional Use for the Car Wash.**

2<sup>nd</sup>: Paul Schmelzer

**VOTE:** Yay (3) Nay (0) Abstain (0)

**7. SITE PLAN APPLICATION #SP-16-2014** filed by City Mission of Findlay, 510 West Main Cross Street, Findlay, OH 45840, for **building addition and parking lot addition at 510 West Main Cross Street, Findlay, OH 45840.**

### **HRPC**

#### **General Information**

This site is located on the north side of West Main Cross Street just west of the railroad tracks. It is currently zoned C-3 Downtown Commercial. Land to the east is zoned C-1 Local Commercial and R-3 Single Family High Density. To the west and north is zoned R-3 Single Family High Density and to the south is I-1 Light Industrial. The northern portions of lots on Front Street are located in the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

#### **Parcel History**

The parcel has been the site of the City Mission for many years. The building was expanded in the late 1990's. The City Mission purchased a home at 508 West Main Cross Street (immediately east of the existing building) in 2009 and has torn the home down. They have also purchased lots from 505 to 519 W. Front Street recently.

A previous Site Plan was given conditional approval by CPC on December 8, 2011. The Mission purchased a zoning permit toward the end of 2012 in order to extend the approval of the plan. All the parcels that the Mission owned at that time were rezoned to C-3 Downtown Commercial in August, 2012.

#### **Staff Analysis**

The previous site plan approval and zoning permit have both expired and therefore this is presented as a new site plan review.

The City Mission is proposing to demolish a portion of the existing building and reconstruct there as well as to add on to the east side of their building. The new construction will include a new dining hall, kitchen, chapel, lobby area, offices, and dorm space.

The footprint of the building addition is larger than on the prior site plan. The additional area is on the northeast side of the building. Because the majority of the land is zoned C-3 there is no maximum lot coverage. 505 W. Front Street was not included in the original proposal and is still zoned R-3 Single Family High Density. Currently the only change to that parcel is some asphalt for three parking spaces in the back yard. The applicant will need to apply for a zone change if the home is to remain and be used for any other purpose.

The home at 509 W. Front Street was to remain in the prior plan and is now to be removed in the new site plan and turned into parking. Access points on W. Front and W. Main Cross are shown to be the same as in the prior plan.

There is a proposed "drop off" lane at the front of the building. Access will be at the approximate location of the existing curb cut from the demolished house. Clients can be dropped off at the main entry and vehicles would then exit north through the alley out to Front Street. This was on the first site plan in 2011. It was approved with the stipulation that the alley be made one way north. Staff would now recommend that this drop off be eliminated. It is very close to the alley. The site now has more parking spaces than on the original plan. Quick drop offs can stop in the alleyway if necessary.

There are 20 parking spaces shown at the rear (Front Street) side of the building. The previous plan only had 10 spaces. This is the area of the site that is still in the 100 year flood plain and any flood balancing will have to be approved by Todd Richard or the area may be able to be removed from the flood plain by FEMA.

A landscaping plan was submitted showing the required landscape buffer along the north side of the parking lot to screen from the residential uses. Perimeter landscaping is also shown at the front and alley sides of the property.

Elevations drawings show the building to be 40' high at the tallest roof peak. The C-2 district does not have any maximum height limit. The structure will have a various roof peaks and will be mostly vinyl sided.

#### **Staff Recommendation**

Staff recommends approval of **SITE PLAN APPLICATION #SP-16-2014 for building addition and parking lot addition to City Mission at 510 West Main Cross Street, Findlay, OH 45840 subject to the following conditions:**

- The drop off lane in front of the building be eliminated
- 505 W. Front Street is rezoned if necessary.

#### **ENGINEERING**

Access – Existing accesses will remain in place via the alley. The proposed drop-off lane on Main Cross was originally approved on a prior site plan, along with a recommendation that the alley be petitioned for northbound one-way. In spite of the prior approval, the engineering department must recommend the elimination of the drop off lane. The tie-in point to the alley is too close to Main Cross. The use is also not consistent with this type of access. With the elimination of this drive, the engineering department recommends a two-way alley over a one-way north. At least some volume of traffic, routine deliveries, etc., can be directed to access the site from Front Street, thereby alleviating stacking on Main Cross during a northbound turning movement into the alley.

Water & Sanitary Sewer – The proposed water and sanitary sewer locations were not shown on the plan. Additional detail will be required to illustrate if new services are proposed or if the existing services will be utilized.

Stormwater Management – Stormwater detention will be provided underground below one of the parking areas. A significant area of impervious surface is being added to the site which necessitates the detention installation. Any work in the flood plain will require a permit. The applicant may want to explore a FEMA LOMA/LOMR.

Sidewalks – Existing sidewalks will remain

Recommendation: Approval of the plan

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permit
- Sanitary sewer permit

### **FIRE PREVENTION**

- Apply for all necessary permits with Wood County Building Department
- Plan does not show fire line location
- Fire Department Connection (FDC) shall be 5” Stortz with 30 degree elbow and the area shall be clear of parking spaces, landscaping and obstructions
- Outside notification shall be a horn/strobe working on water flow only
- Provide a hydrant within 100 feet of FDC
- Any natural gas or electric meters within the driving surface shall have crash protection

### **STAFF RECOMMENDATION**

Staff recommends the approval of **SITE PLAN APPLICATION #SP-16-2014** for **building addition and parking lot addition to City Mission at 510 West Main Cross Street, Findlay, OH 45840** subject to the following conditions:

- The drop off lane in front of the building be eliminated (HRPC and ENG)
- 505 W. Front Street is rezoned if necessary. (HRPC)
- The proposed water and sanitary sewer locations were not shown on the plan. Additional detail will be required to illustrate if new services are proposed or if the existing services will be utilized (ENG)
- Any work in the flood plain will require a permit. The applicant may want to explore a FEMA LOMA/LOMR (ENG)
- Apply for all necessary permits with Wood County Building Department (FIRE)
- Plan does not show fire line location (FIRE)
- Fire Department Connection (FDC) shall be 5” Stortz with 30 degree elbow and the area shall be clear of parking spaces, landscaping and obstructions (FIRE)
- Outside notification shall be a horn/strobe working on water flow only (FIRE)
- Provide a hydrant within 100’ of FDC (FIRE)
- Any natural gas or electric meters within the driving surface shall have crash protection (FIRE)

## DISCUSSION

Dan Clinger stated that he has worked on the Building Code review for this plan as well. So he will abstain on this issue.

Joe Opperman asked if there is any ongoing inspection process with the fire department on all the items we always list to comply with. Eric Habegger replied that they visit the site with Wood County Building Department regularly. The Fire Department supervises fire line installation, alarms, etc. Mr. Schmelzer also stated that we have a pre-report Staff meeting which includes the Fire Department. There is a lot of diligence paid to addressing these types of items prior to the meeting. And, of course, there are plenty of follow up inspections.

Paul Schmelzer commented that the water and sanitary sewer locations are things that the engineer for the applicant knows what is going on. They just need to provide details to the Engineering Department. Todd Jenkins replied yes that they are finalizing plumbing plans now to find out if they can tie in to existing services. He stated that once they are finalized, they will get the revised plans to the Engineer.

Mr. Schmelzer commented that the underground detention although costly, is something that is needed. He stated he appreciated the attention to detail there. He feels the biggest issue to discuss now is probably that access point. He asked if the applicant has any thoughts there or wants any explanation about why they made the recommendation to remove it.

Todd Jenkins stated that they have had some discussions on the removal of the drop off drive and they are willing to delete it. They would like to see if they could leave the alley as two way with that elimination.

Phil Arnold stated that the drop off lane was in the original plan. The work flow pattern within the building has since changed. They will continue to use the side door on the alley for drop offs. The front will be mostly walk-ins like people coming into the day center. That will obviate the need for that drop off lane. Mr. Arnold also stated that they would prefer to keep the alley as two way if they eliminate the drop off. He said the neighbor to the west parks his RV in front of his garage along the alley. If it becomes one way he would still like to be able to park as he does now.

Paul Schmelzer said that he appreciated Mr. Arnold's comments regarding the drop off lane. He said he felt that having that tie in so close to the alley access point is certainly not ideal. He is glad to see that they can make it work without it. Mr. Schmelzer also stated that he would rather see the alley remain two way. Making it one way north would necessitate all the traffic coming off of W. Main Cross Street at all times. That would create stacking issues on the street. He understands that if it is one way south and your building is addressed on W. Main Cross there can be confusion on how to access your building. The adjoining neighbor's use of his property is affected as well.

## MOTION

Joe Opperman made a motion to **approve SITE PLAN APPLICATION #SP-16-2014 for building addition and parking lot addition to City Mission at 510 West Main Cross Street, Findlay, OH 45840 subject to the following conditions:**

- The drop off lane in front of the building be eliminated (HRPC and ENG)
- 505 W. Front Street is rezoned if necessary. (HRPC)
- The proposed water and sanitary sewer locations were not shown on the plan. Additional

detail will be required to illustrate if new services are proposed or if the existing services will be utilized (ENG)

- Any work in the flood plain will require a permit. The applicant may want to explore a FEMA LOMA/LOMR (ENG)
- Apply for all necessary permits with Wood County Building Department (FIRE)
- Plan does not show fire line location (FIRE)
- Fire Department Connection (FDC) shall be 5" Storz with 30 degree elbow and the area shall be clear of parking spaces, landscaping and obstructions (FIRE)
- Outside notification shall be a horn/strobe working on water flow only (FIRE)
- Provide a hydrant within 100' of FDC (FIRE)
- Any natural gas or electric meters within the driving surface shall have crash protection (FIRE)

2<sup>nd</sup>: Paul Schmelzer

**VOTE:** Yay (2) Nay (0) Abstain (1)

**ADJOURNMENT**

With no further business the meeting was adjourned.

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Lydia L. Mihalik  
Mayor

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Paul E. Schmelzer, P.E., P.S.  
Service-Safety Director

# City of Findlay City Planning Commission

Thursday, August 14, 2014 - 9:00 AM

## AGENDA

### CALL TO ORDER

### ROLL CALL

### SWEARING IN

### APPROVAL OF MINUTES

### NEW ITEMS

1. **PETITION FOR ZONING AMENDMENT #ZA-08-2014** filed by Michael A. Pizzuti, 318 S. Blanchard Street, Findlay to **rezone 400 Cherry Street from R-3 Single Family High Density to C-1 Local Commercial.**
2. **ALLEY/STREET VACATION PETITION #AV-13-2014** filed to **vacate Olney Street between Morrical Blvd. and Lima Avenue.**
3. **SITE PLAN APPLICATION #SP-18-2014** filed by Hancock County Commissioners, 300 S. Main Street, Findlay for **new construction and expansion of Non-Conforming Use at Litter Landing, 1720 E. Sandusky Street, Findlay.**
4. **SITE PLAN APPLICATION #SP-19-2014** filed by Blanchard Valley Port Authority c/o Marathon Petroleum, 539 S. Main Street, Findlay for **a new office complex to be located at 125 E. Hardin Street, Findlay.**
5. **SITE PLAN APPLICATION #SP-20-2014** filed by Findlay Evangelical Free Church, 2515 Heatherwood Drive, Findlay for **an addition to parking lot and change of access point.**

### ADJOURNMENT



## Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

www.findlayohio.com

Paul E. Schmelzer, P.E., P.S.  
Service-Safety Director

July 29, 2014

Honorable City Council  
Findlay, OH 45840

RE: FD Rescue Equipment

Dear Council Members:

Our Fire Department has been taking a proactive look at our inventory of rescue equipment that would be used for high elevation incidents. The construction projects that will be taking place in the City are also an opportunity to train.

Gilbane Building Company has been coordinating with our staff to train and has offered to upgrade our crane rescue equipment at a significant discount to the City. The equipment would be housed in the crane(s) during the construction of the MPC projects and would be donated back to the City at the conclusion of the project.

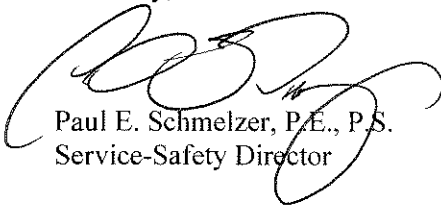
Gilbane has offered to pay 2/3 of the cost of the equipment. The City would reimburse Gilbane for 1/3 of the \$15,000 estimated cost. This will enhance the safety of MPC contractors, our staff, and workers in the future. I would ask Council consider this request at the next appropriation meeting, at which I can discuss a more detailed list of equipment and its functionality.

I have requested the Law Director to prepare the necessary legislation to appropriate the following:

From: Capital Improvement CIT                      \$5,000.00  
To: Fire Department Equipment (21014000-other)    \$5,000.00

Please feel free to contact me with any questions.

Sincerely,



Paul E. Schmelzer, P.E., P.S.  
Service-Safety Director

pc:

Don Rasmussen  
Jim Staschiak  
Tom Lonyo



# Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

July 28, 2014

Honorable City Council  
Findlay, OH 45840

RE: Appointment to City Planning Commission

Dear Council Members:

This letter is to inform you that I am appointing Jackie Schroeder to the City Planning Commission to fill the expired term of Thom Hershey.

Ms. Schroeder has expressed a desire and willingness to serve the community as a member of the City Planning Commission. This appointment will be effective through December 31, 2019.

This appointment does not require the confirmation of City Council, however, I trust that you will concur with this selection.

Sincerely,



Lydia L. Mihalik

Lydia L. Mihalik  
Mayor

cc: Dan Clinger  
City Planning Commission Members  
File

Findlay Fire Department  
 Monthly Activities Report - 2014  
 Submitted By: Thomas R. Lonyo, Chief

Fire Statistics	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Fires	8	5	5	9	12	10						
Assist Other Agency	3	0	6	0	4	8						
Medical Assists	97	68	93	86	77	85						
Car Accidents	20	22	14	19	20	24						
Rescues (Extrication, Water, etc.)	0	1	0	2	1	3						
Hazmat	24	17	9	9	7	10						
Good Intent	8	2	3	13	3	1						
Burning Complaints	0	0	5	17	13	5						
False Alarms	36	26	21	16	17	16						
<b>Totals</b>	<b>196</b>	<b>141</b>	<b>156</b>	<b>171</b>	<b>154</b>	<b>182</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Runs by District	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Station 1 - (South Main St)	65	50	42	53	53	53						
Station 2 - (North Main St)	50	36	48	49	38	44						
Station 3 - (Tiffin Ave)	35	22	33	29	26	30						
Station 4 - (CR 236)	46	33	33	40	37	35						
<b>Totals</b>	<b>196</b>	<b>141</b>	<b>156</b>	<b>171</b>	<b>154</b>	<b>162</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Firefighter Training (by hours)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
EMS Formal	94	136	75	17	63	92						
Fire Formal	107	200	34	139	507	302						
Fire Informal	1516	1603	1859	1597	1495	1588						
<b>Totals</b>	<b>1717</b>	<b>1939</b>	<b>1967</b>	<b>1753</b>	<b>2064</b>	<b>1982</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Fire Prevention Bureau**

Construction	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	1	1	2	2	2	11						
Inspections		0	1		3	3						
Plan Reviews		5	3	13	23	18						
System Acceptance Tests						2						
<b>Totals</b>	<b>1</b>	<b>6</b>	<b>6</b>	<b>15</b>	<b>28</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

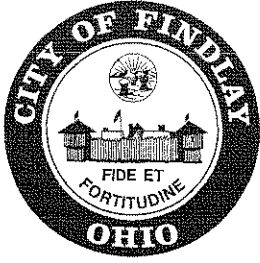
Existing Structure - Additions	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	5	3	7	9	11	16						
Inspections	2	3	4	2	4	5						
Plan Reviews		6	0	3	2	11						
System Acceptance Tests	2	0	0	6	1	3						
<b>Totals</b>	<b>9</b>	<b>12</b>	<b>11</b>	<b>20</b>	<b>18</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Fire Investigations	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Cause and Determination												
Accidental	4	2	3	4	2	2						
Undetermined	1	2			2	1						
Natural												
Fire Investigation Activities												
Follow-up	0	13	6	8	8	9						
Interviews	21	25	10	24	17	16						
Assists				1	1							

Inspections	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Assembly	1	8	1	1	24	20						
Business	1	17	6	1	11	5						
Education K-12	1		1		1							
Education Pre-School	3		0		3	3						
Factory			1									
Fireworks						1						
Hazardous						1						
Institutional												
Mercantile		1	2	1	1	1						
Residential	1			1	1	1						
Adoption / Foster Care	1		1	4	3	1						
Storage			1		1							
Utility Mobile Food Vendors						1						
Utility Outbuildings												
Vacant Structures		1										
Totals	8	27	13	8	45	34	0	0	0	0	0	0

Prevention	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Code Interpretations	11	7	19	4	7	17						
Complaints	4	8	4	5	6	5						
Fireworks Exhibitions						1						
Knox Box Consults/Maint.	1	19	4	4	11	7						
Other	2	3	10	3	5	8						
Fire Plan Updates		2	4		2							
Pre-Fire Plan		1	1									
Property Research	4		6	9	4	3						
Safety Presentations		5	15		14	13						
Re-inspections	73	16	16	41	27	48						
Totals	95	61	79	66	76	102	0	0	0	0	0	0

Public Presentations	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Station Tours	0	2	2	0	2	4						
Truck Visits	1	0	4	2	2	2						
Meetings Attended	5	3	5	6	4	6						
School / Seminars Attended	7	7		2	6	7						
Totals	13	12	11	10	14	19	0	0	0	0	0	0



## Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

[www.findlayohio.com](http://www.findlayohio.com)

Paul E. Schmelzer, P.E., P.S.  
Service-Safety Director

July 31, 2013

Findlay City Council,

The 5-year capital plan calls for an expenditure of \$700,000 for a vehicle to accommodate the combined replacement of Ladder 4 and Engine 4.

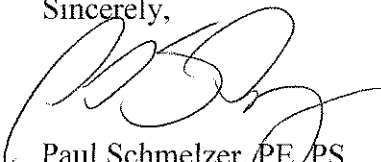
The department formulated a truck committee earlier this year to evaluate the current status of the aging fleet, identify current deficiencies in response capabilities, and set short and long term objectives in fleet management and replacement schedules. The truck committee was formulated from a population which included representatives from all three battalions. Department-wide surveys were utilized to build a consensus of the department when addressing key issues discussed amongst the committee members.

The group has identified opportunities that the City may be able to take advantage of should we move the allocation and purchase into 2014. This would not result in an additional charge against our capital funds.

I would request a conversation at the next appropriation meeting

Thank you for your consideration.

Sincerely,



Paul Schmelzer, PE, PS  
Service-Safety Director

Pc: Lydia Mihalik  
Don Rasmussen  
Jim Staschiak

# City of Findlay Income Tax Department

Post Office Box 862 Findlay, Ohio 45839-0862  
318 Dorney Plaza, Municipal Building Room 115  
Telephone: 419-424-7133 • Fax: 419-424-7410  
www.findlaytaxforms.com

**Lydia L. Mihalik**  
Mayor

## Monthly Collection Report to Findlay Council

July 2014

Total collections for July 2014: \$1,380,329.89

	<b>2014</b>	<b>2013</b>	
	<u>Year-to-date</u>	<u>Year-to-date</u>	<u>Variance</u>
Withholders	9,631,297.22	10,039,922.32	-408,625.10
Individuals	1,538,300.60	1,950,027.04	-411,726.44
Businesses	<u>763,819.80</u>	<u>1,237,851.45</u>	<u>-474,031.65</u>
<b>Totals</b>	11,933,417.62	13,227,800.81	-1,294,383.19
			-9.79%

### Actual & Estimated Past-due Taxes

Withholders	505,312.96
Individuals	1,050,708.97
Businesses	<u>48,791.49</u>
<b>Total</b>	1,604,813.42

### Refunds Paid

<u>Monthly</u>	<u>Year-to-date</u>
73	2,765
22,249.79	407,981.74



Andrew Thomas, Administrator

8-1-14

Date

# Monthly Collections Report

Friday, August 1, 2014

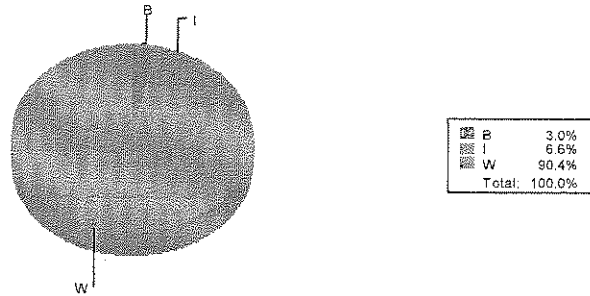
8:25:23AM

For Period July 1, 2014 through July 31, 2014

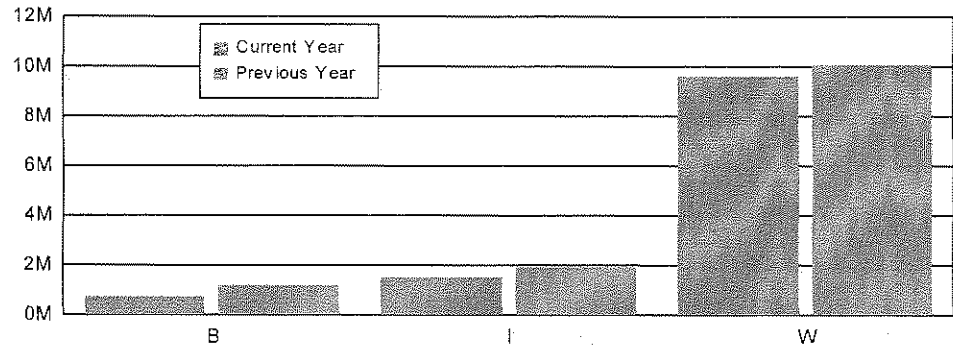
## City of Findlay

Account Type	Current Month	YTD Current Year	YTD Previous Year	Change	% Change	Current Month	YTD Current Year
W	1,247,213.22	9,631,297.22	10,039,922.52	-408,625.30	-4.07	1,237,959.50	9,253.72
I	91,292.09	1,538,300.60	1,950,027.04	-411,726.44	-21.11	61,185.85	27,906.23
B	41,833.58	753,819.80	1,227,851.45	-474,031.65	-38.79	20,379.50	21,444.68
<b>Totals:</b>	<b>1,380,339.89</b>	<b>11,923,417.62</b>	<b>13,227,800.81</b>	<b>-1,294,383.19</b>	<b>-9.79</b>	<b>1,321,725.85</b>	<b>58,604.63</b>

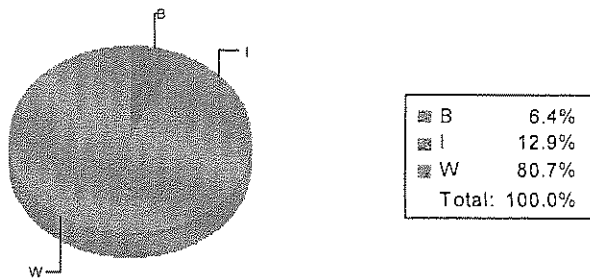
Monthly Collections by Account Type



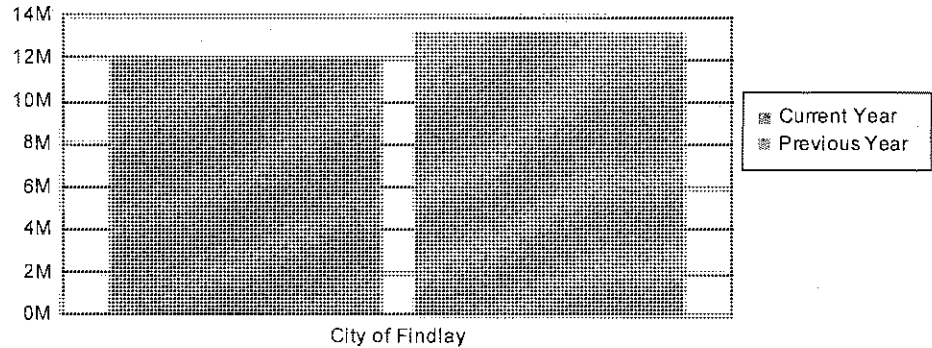
Collections Year to Date

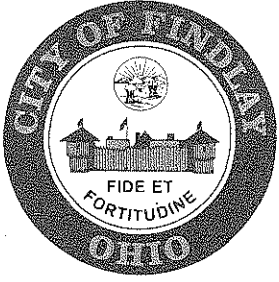


YTD Collections by Account Type



Year to Date Total Collections





# City of Findlay

Lydia Mihalik, Mayor

## POLICE DEPARTMENT

Gregory R. Horne, Chief of Police

318 Dorney Plaza, Room 207 • Findlay, OH 45840

Phone: 419-424-7194 • Fax: 419-424-7296

[www.findlayohio.com](http://www.findlayohio.com)

August 1, 2014

Honorable Council:

Attached are the Findlay Police Department activity stats for July 2014.

Sincerely,

Gregory R. Horne  
Chief of Police

Detective Division  
July, 2014 Activity

Cases Submitted for Prosecution

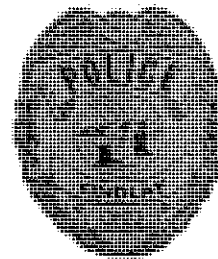
	Month	Year to Date
Law Director:	104	644
County Prosecutor:	30	129
Juvenile Prosecutor:	31	168

There were a total of 7 new cases assigned for investigation during the month of July.





**CITY of FINDLAY  
POLICE DEPARTMENT  
FINDLAY, OH 45840**



Phone: 419-424-7194  
Fax: 419-424-7891

**Vice Narcotics Unit/METRICH Unit**

**Activity Report**

July 2014

The following is the activity report for the Vice Narcotics Unit/METRICH Unit for the month of July 2014:

Narcotics Investigations: 27

Felony Arrests: 10 (13 charges)

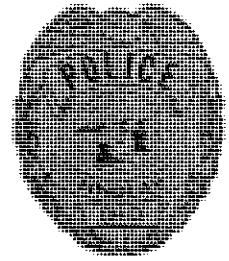
Misdemeanor Arrests: 1

Drug Talks: 1

Sgt. Justin Hendren 818



**CITY OF FINDLAY  
POLICE DEPARTMENT  
FINDLAY, OH 45840**



Phone: 419-424-7163  
Fax: 419-424-7296

**Patrol Division  
Monthly Activity Report  
Month of: July 2014**

	<u>Month</u>	<u>Year to Date</u>
Traffic Stops:	609	3013
Citations:	458	2404
Operating Vehicle while Intoxicated:	8	56
Accidents (non injury):	73	617
Injury Accidents:	12	108
Criminal Damaging/ Vandalism:	33	171
Theft/Fraud/Shoplifting Complaints:	119	727
Motor Vehicle Theft:	5	34
Unlawful Entry Complaints:	32	126
Domestic Dispute Complaints:	61	398
Assault Complaints:	18	94
Sex Offense Complaints:	6	38
Alcohol/Drug Complaints:	34	231
Warrants Served:	73	495
Arrests:	176	1127
Total Reports Generated:	1163	6704
School Walk Thru's:	0	187

MONTHLY COURT OFFICER ACTIVITY REPORT

MONTH: July YEAR 2014


TOTAL PAPERS PROCESSED	<u>244</u>
TOTAL PAPER SERVICE HOURS	<u>93.5</u>
TOTAL COURT SECURITY HOURS	<u>78.5</u>
TOTAL PRISONERS TO/FROM COURT	<u>4</u>
TOTAL MILES DRIVEN	<u>743</u>
TOTAL SUMMONS	<u>104</u>
TOTAL OVERTIME HOURS	<u>0</u>

Ch. Bunch Det AO  
COURT OFFICER

**COMMITTEE REPORT**

**THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO**

A **COMMITTEE OF THE WHOLE** meeting was held on Tuesday, July 29, 2014 to discuss a Municipal Building Court improvements.



---

R. Ronald Monday, President of Council Pro-Tem

**COMMITTEE OF THE WHOLE**

**DATED: July 29, 2014**

## COMMITTEE REPORT

### THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

A **COMMITTEE OF THE WHOLE** meeting was held on Tuesday, July 29, 2014 to discuss a Findlay City Schools' request for a new bus facility on vacant land adjacent to Cooper Field.

*Findlay City Schools have WITHDRAWN the REQUEST*

---

R. Ronald Monday, President of Council Pro-Tem

**COMMITTEE OF THE WHOLE**

**DATED: July 29, 2014**

**FINDLAY CITY COUNCIL  
CARRY-OVER LEGISLATION  
August 5, 2014**

**ORDINANCE NO. 2014-041** (*Sixth St vacation*)

**tabled**

AN ORDINANCE VACATING A CERTAIN ALLEY (HEREINAFTER REFERRED TO AS SIXTH STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

**ORDINANCE NO. 2014-043** (*Eastern Woods Office Park rezone*)

**tabled**

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS EASTERN WOODS OFFICE PARK REZONE) WHICH PREVIOUSLY WAS ZONED "C1 LOCAL COMMERCIAL" TO "O1 OFFICE INSTITUTION".

**ORDINANCE NO. 2014-044** (*E Hardin St & E Lincoln St rezone*)

**tabled**

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS EAST HARDIN STREET AND EAST LINCOLN STREET REZONE) WHICH PREVIOUSLY WAS ZONED "C2 GENERAL COMMERCIAL DISTRICT" TO "C3 DOWNTOWN COMMERCIAL DISTRICT".

**ORDINANCE NO. 2014-063** (*115 Harrington Ave rezone*)

**second reading**

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 115 HARRINGTON AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R2 SINGLE FAMILY, MEDIUM DENSITY" TO "R4 TWO-FAMILY, HIGH DENSITY".

**ORDINANCE NO. 2014-064** (*123 Walnut St rezone*)

**second reading**

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 123 WALNUT STREET REZONE) WHICH PREVIOUSLY WAS ZONED "C2 GENERAL COMMERCIAL" TO "R3 SINGLE FAMILY, HIGH DENSITY".

**ORDINANCE NO. 2014-065** (*waterline construction costs at the Performing Arts Center*)

**second reading**

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2014-067** (*Municipal Building Court Improvements*)

**second reading**

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

# City of Findlay Office of the Director of Law

318 Dorney Plaza, Room 310  
Findlay, OH 45840  
Telephone: 419-429-7338 • Fax: 419-424-7245

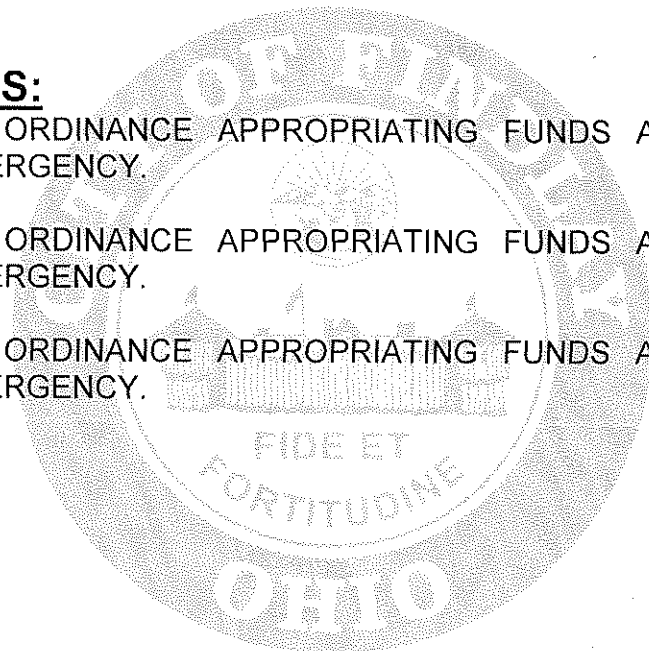
**Donald J. Rasmussen**  
Director of Law

AUGUST 5, 2014

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, AUGUST 5, 2014 MEETING.

## **ORDINANCES:**

- 2014-068 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2014-069 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2014-070 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.



**ORDINANCE NO. 2014-068**

**AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.**

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated:

FROM:	General Fund (Kiwanis donations)	\$	924.00
TO:	Safe Kids <i>Project #31924200</i>	\$	924.00
FROM:	Sewer Fund	\$	140,000.00
TO:	2014 Sewer Cleaning <i>Project #35641600</i>	\$	140,000.00
FROM:	General Fund (Wal-Mart grant & misc contributions)	\$	1,075.00
TO:	Fire Department <i>#21014000-other</i>	\$	1,075.00
FROM:	General Fund (Wal-Mart grant)	\$	1,000.00
TO:	Police Department <i>#21012000-other</i>	\$	1,000.00
FROM:	General Fund (insurance proceeds)	\$	1,872.04
TO:	Fire Department <i>#21014000-other</i>	\$	1,872.04

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that child safety efforts through the Safe Kids Program may continue, so that the 2014 sewer cleaning large diameter project may begin, so that the Findlay Fire Department may purchase smoke detectors with funds received from the Wal-Mart Foundation and from private donations, so that the Findlay Police Department may utilize funds received from the Wal-Mart Foundation, and so that funds received from an insurance payment for repairs to a Fire Department fire truck may be utilized,

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED \_\_\_\_\_



**ORDINANCE NO. 2014-069**

**AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.**

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated:

FROM:	Capital Improvement CIT	\$ 5,000.00
TO:	Fire Department Equipment #21014000-other	\$ 5,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that upgrades to the Findlay Fire Department crane rescue equipment may be made,

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2014-070**

**AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.**

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated:

FROM:	General Fund	\$	7,200.00	
TO:	Cemetery #21046000-personal services	\$		1,000.00
TO:	Parks #21034000-personal services	\$		3,500.00
TO:	WORC #21019000-personal services	\$		1,300.00
TO:	NEAT #21016000-personal services	\$		1,400.00
FROM:	Water Fund	\$	2,500.00	
TO:	Water Distribution #25053000-personal services	\$		2,500.00
FROM:	SCM&R Street Fund	\$	42,000.00	
TO:	SCM&R Streets #22040000-personal services	\$		42,000.00
FROM:	Airport Fund	\$	43,000.00	
TO:	Airport #25010000-personal services	\$		43,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that funds may be available to pay expenditures as they become due,

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED \_\_\_\_\_